



# 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 14 DECEMBER 2022 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Susan Parsonage', with a long, sweeping tail.

Susan Parsonage  
Chief Executive  
Published on 6 December 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/btRr3\\_Lv01w](https://youtu.be/btRr3_Lv01w)

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<br>(Chair) | Andrew Mickleburgh (Vice-<br>Chair) | Chris Bowring |
| Stephen Conway                     | David Cornish                       | John Kaiser   |
| Rebecca Margetts                   | Wayne Smith                         | Alistair Neal |

| ITEM NO. | WARD     | SUBJECT  | PAGE NO.  |
|----------|----------|--|-----------|
| 53.      |          | <b>APOLOGIES</b><br>To receive any apologies for absence.  |           |
| 54.      |          | <b>MINUTES OF PREVIOUS MEETING</b><br>To confirm the Minutes of the Meeting held on 9 November 2022.   | 5 - 12    |
| 55.      |          | <b>DECLARATION OF INTEREST</b><br>To receive any declaration of interest.  |           |
| 56.      |          | <b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b><br>To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn. |           |
| 57.      | Sonning  | <b>APPLICATION NO.220663 - LAND SOUTH OF OLD BATH ROAD SONNING, RG4 6GQ</b><br><b>Recommendation:</b> Conditional approval subject to legal agreement.<br><br>*Contains Part 2 Sheets*       | 13 - 132  |
| 58.      | Evendons | <b>APPLICATION NO.222516 - "CHERRY TREES", LIMMERHILL ROAD, WOKINGHAM</b><br><b>Recommendation:</b> Conditional approval.  | 133 - 178 |
| 59.      | Twyford  | <b>APPLICATION NO.212720 - LAND AT BRIDGE FARM, TWYFORD</b><br><b>Recommendation:</b> Conditional approval subject to legal agreement.   | 179 - 258 |
| 60.      | Winnersh | <b>APPLICATION NO.222590 - LAND TO THE REAR OF 5-7 MAYFIELDS, SINDLESHAM, RG41 5BY</b><br><b>Recommendation:</b> Conditional approval subject to legal agreement.                            | 259 - 284 |

- |     |                                       |   |           |
|-----|---------------------------------------|---|-----------|
| 61. | Remenham,<br>Wargrave and<br>Ruscombe | <b>APPLICATION NO.222456 - THE MOUNT NURSING HOME, SCHOOL HILL, WARGRAVE, RG10 8DY</b><br><b>Recommendation:</b> Conditional approval subject to legal agreement.   | 285 - 340 |
| 62. | Norreys                               | <b>APPLICATION NO.222556 - 304 LONDON ROAD, WOKINGHAM</b><br><b>Recommendation:</b> Conditional approval subject to legal agreement.  | 341 - 378 |
| 63. |                                       | <b>EXCLUSION OF THE PRESS AND PUBLIC</b><br>That under Section 100A (4) of the Local Government Act 1972, the press and public may be excluded from part the meeting should members wish to discuss the part 2 sheets contained within agenda item 57, on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A of the Act (as amended) as appropriate. |           |

**Any other items which the Chair 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**

|                       |   |
|-----------------------|---|
| <b>Callum Wernham</b> | Democratic & Electoral Services Specialist    |
| <b>Email</b>          | democratic.services@wokingham.gov.uk          |
| <b>Postal Address</b> | Civic Offices, Shute End, Wokingham, RG40 1BN |

**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 9 NOVEMBER 2022 FROM 7.00 PM TO 8.54 PM**

**Committee Members Present**

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

**Councillors Present and Speaking**

Councillors: Michael Firmager and Adrian Mather

**Officers Present**

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

**Case Officers Present**

Tariq Bailey-Biggs  
Joanna Carter  
Andrew Chugg

**46. APOLOGIES**

Apologies for absence were submitted from Councillors Rachelle Shepherd-DuBey and John Kaiser.

**47. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 12 October 2022 were confirmed as a correct record and signed by the Vice Chair in the Chair.

It was noted that a written response would be provided to Wayne Smith in advance of the next meeting of the Committee in relation to his request for supplementary guidance to encourage applicants to achieve higher carbon reduction savings and energy efficiency standards.

**48. DECLARATION OF INTEREST**

There were no declarations of interest.

**49. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications were recommended for deferral, or withdrawn.

**50. APPLICATION NO.220663 - LAND SOUTH OF OLD BATH ROAD, SONNING, RG4 6GQ**

**Proposal:** 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).

**Applicant:** Arlington Retirement Lifestyles

The Committee considered a report about this application, set out in agenda pages 15 to 106.

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

Trefor Fisher, Sonning Parish Council, provided a statement in objection to the application. In his absence, the statement was read out by the Vice-Chair in the Chair. Trefor stated that the members of Sonning Parish Council were disappointed in the continuing promotion of this site for 57 flats, whilst many Sonning residents remained very strongly opposed to this proposed development for a variety of reasons. Trefor was of the opinion that the location remained of dubious sustainability, with access to and from the site being dangerous for both pedestrians and cyclists due to the busy surrounding roads and fast-moving traffic. The existing bus service continued to provide complaints to the Parish Council, including many in the past week. Trefor added that although the site was within 30 minutes walking distance from the centre of Woodley, this route remained very hazardous as it involved the crossing of the railway bridge with no pathway. Trefor stated that Sonning Parish Council had always regarded the policy of the adjacent building being very dominant as severely flawed, whilst site 5SO008 was being promoted by WBC in the Draft Local Plan Update, and queried if this could mean that another 3 blocks of flats could be built on site 8. Trefor stated that the extant approval included an S106 agreement in which the developer had to pay WBC the sum of over £1.6 million towards affordable housing in the Borough whilst this application had reduced this amount by 94% to £100,000, due to the lack of viability of the project. This represented one-sixth of the purchase price of only one of the 57 flats to be built, and whilst the clause stated that this may be increased, this was unlikely due to falling house prices and rising materials and labour costs. Trefor noted that the contribution towards affordable housing was clearly a major factor to Committee members when the previous application was approved. Trefor queried why, if the contribution to affordable housing was so important last year, why was it not important now. Trefor asked that the Committee seriously consider all of the points raised, and provide consistency with their decision.

Tim Burden, agent, spoke in support of the application. Tim thanked officers for their continued work on this application, and noted that the report considered the merits of the application. Tim stated that the outline scheme secured policy compliant affordable housing contributions, though concerns were raised over the viability of the scheme. Since that approval, materials and labour costs had markedly increased which had resulted in this new application being submitted. Independent consultants had concluded that the scheme would not be viable under the original terms of the planning permission, whilst a £100k contribution and a late deferred payment mechanism review would be provided alongside this new application. Tim stated that the substance of the application was predominantly the same, with some minor internal modifications and the provision of an additional 4 car parking spaces. Landscaping would be agreed at a later stage, whilst the overall principle of development had already been accepted. Tim stated that there were no outstanding objections from internal consultees, and the site boundary would be reinforced with the building set back from the boundary.

Michael Firmager, Ward Member, spoke in objection to the application. Michael stated that he had previously objected to the original application on the basis that it was out of character with the surrounding area, constituted overdevelopment, had a shared access with the busy rugby club via a side-road, was serviced by an infrequent bus service, and was situated a long way from local amenities in an area with no pavement which would require many residents to have motorised transport. Michael added that he strongly supported the views of the Parish Council, local MP and local residents, and felt that the

£100k affordable housing contribution was completely inadequate. Michael concluded by stating that this was an unsustainable development which would add to congestion issues and provide next to no affordable housing contribution, and felt it should be refused.

Stephen Conway stated that whilst he was sympathetic to the concerns of the Parish Council, residents and local Ward Member, the principle of the application had already been agreed. Stephen stated that if this application was refused and went to appeal, the Inspector would ask what was different between this application and the previously agreed application. Stephen commented that it would be hard to argue the case of a difference in built form between the original application and this application. Stephen stated that the Borough desperately needed additional affordable and social housing, however an independent viability assessment had deemed that the scheme was no longer viable on the original terms of the agreed planning permission. Stephen felt that it would be impossible to do anything other than approve this application in the absence of expert testimony to the contrary with regards to viability.

David Cornish sought clarity as to where there was a middle ground between the original commuted sum of £1.6m and the proposed £100k. Andrew Chugg, case officer, in responding to questions over viability, stated that the applicant's headline financial viability position was that the scheme was unviable in the region of £3m, whilst the independent viability assessment undertaken by the Council's appointed valuer had indicated that the scheme was more likely unviable to the amount of £1.3m. David Cornish felt that this suggested that the original forecast was likely very optimistic.

Andrew Mickleburgh sought a summary of some of the reasons that viability might have changed so dramatically. Andrew Chugg stated that discussions around viability did take place during the original application, and the applicant was willing to put a policy compliant scheme forwards and set the issue aside. A reassessment had now taken place which showed that the scheme was demonstrably unviable.

Wayne Smith was of the opinion that the only reason that the applicant put forward a policy compliant scheme originally was to gain planning permission with the view to return later. Wayne added that this application site sat within one of the most expensive areas of Berkshire, and felt that if the scheme was not viable here it would not be viable anywhere. Wayne was of the opinion that the applicant had likely paid too much for the land originally.

Andrew Mickleburgh queried if the extant permission could be implemented if this application was refused. Andrew Chugg stated that the two applications were independent of each other, and if the extant scheme was delivered then the original affordable housing contributions would be required.

Andrew Mickleburgh queried whether the large scale of a development was a material consideration when applying a viability test. Brian Conlon, Operational Lead – Development Management, stated that local planning policies were in place which required developers to deliver a prescribed amount of affordable housing relative to the size of the development. It was up to applicants to outline circumstances which could dictate a lower amount of affordable housing. If the conclusions of viability assessments were ignored, developers would appeal the decision or choose not to develop the site. The size of a development was not distinctive in policy terms, and the previous application could have applied for the same reduction in affordable housing contributions if economic conditions were similar.

Stephen Conway felt that although there may be few members more committed to the delivery of affordable housing than himself, he felt that Wokingham Borough Council (WBC) would lose this case at appeal should the application be refused due to a lack of affordable housing delivery as expert advice had concluded that the development was not viable.

Chris Bowring stated his sympathy with comments made regarding the lack of affordable housing delivery, however, he added that the expert advice on this matter should be accepted, and the application should therefore be approved.

Wayne Smith reiterated his view that this was a development in a prime location with high property sale values, and the fact that only a £100k commuted sum for affordable housing was to be provided was completely inadequate.

David Cornish raised concern that approval of this application could set a precedent where developers overpaid for land in the knowledge that they could re-coup these costs by reducing the amount of affordable housing to be delivered.

Rebecca Margetts was of the opinion that this was a very dangerous precedent, and felt that a clear explanation was required from the developer as to how the viability had changed so dramatically. Alistair Neal reiterated this point, and sought detail of the change in viability. Brian Conlon stated that the £100k figure was not the total, but a starting point. A late stage deferred payment mechanism was the most appropriate tool to receive additional affordable housing contributions if economic circumstances changed.

Stephen Conway felt that the Committee needed to have a view as to the likely outcome of an appeal should this application be refused, and suggested that the Executive Member for Planning and the Local Plan may wish to look at the policy framework and see if this issue could be resolved locally in future.

Chris Bowring proposed that the application be approved, subject to conditions and informatives as set out in agenda pages 41 to 50. This was seconded by Stephen Conway. Upon being put to the vote, the motion fell.

Mary Severin, Borough Solicitor, confirmed that a motion to approve the application could be moved again at a future meeting if the application was deferred for a specific reason whereby different material considerations would be present.

Stephen Conway proposed that the application be deferred, to allow the applicant to provide further information on the issue of viability. This was seconded by Rebecca Margetts.

**RESOLVED** That application number 220663 be deferred, to allow the applicant to provide further information on the issue of viability.

**51. APPLICATION NO.222516 - "CHERRY TREES", LIMMERHILL ROAD, WOKINGHAM**

**Proposal:** 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.

**Applicant:** Mr N Rainer and Mrs T How



The Committee considered a report about this application, set out in agenda pages 107 to 140.

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

Robert Kelly, resident, spoke in objection to the application. Robert stated that policy CP11 mandated that in the case of residential extensions, they should not result in inappropriate increases in the scale or form, whilst the Borough Design Guide stated that alterations and extensions should be clearly subservient to the form of the original building. Robert felt that this was not the case with this application, as the raising of the roof would not be subservient to the original dwelling. Robert added that the two-storey dwellings referred to in the report on Limerhill Road were on significantly larger plots than Cherry Trees shared with its sister bungalow, being far closer to its rear boundary edge than these other properties. Robert stated that the original planning application on this plot proposed a house, which was refused and dismissed on appeal. Robert felt that this showed that the Planning Authority had already deemed that it was wrong to have a two-storey dwelling on this plot. Robert stated that whilst a 23.5m separation distance to the properties on Dorset Way exceeded the minimum of 22m for new developments, this was not a new development and the guidelines stated that this may not be appropriate in relation to existing properties where character and privacy needed to be considered. Robert stated that there was a requirement to provide a greater distance or incorporate additional design features where upstairs living was proposed. Robert added that CP3 mandated that there be no detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Robert commented that the Dorset Way properties had always enjoyed excellent levels of rear garden privacy, with no direct line of site between 51 Dorset Way and Cherry Trees. Whilst the report referenced being able to see from rear facing rear window of 53 Dorset Way to 51 Dorset Way, this would require you to physically lean out of the window, which was not the same as a rear facing window which would overlook the entirety of rear gardens on Dorset Way. Robert felt that the proposal was more akin to a two and a half storey dwelling than a two-storey dwelling due to the existing elevation of the building. Robert was of the opinion that the submission tried to apply the rules of new developments and did not account for the provisions of existing properties, running counter to the balance that guidelines required, whilst providing no overarching public good and attracting objections from four of the five impacted properties. Robert urged the Committee to refuse the application.

Heather Paxton, agent, spoke in support of the application. Heather stated that Limerhill Road was a secluded road comprised mainly of properties which were two-storey houses. The bungalows in question were the only properties that had not been developed, and as such pre-application advice had been sought in 2021 to ensure proposals were in accordance with local and national planning policies. The application before the Committee was based on this advice, whilst to the agent's and applicant's knowledge there were no restrictions as to development on this site. Heather stated that the designs were sympathetic and would only raise the roof by 1.7m, which was minimal compared to a traditional two-storey extension with internal ceiling heights of 2.4m. Heather stated that the only part of the property which was proposed to be raised was over the garage and adjoining area which would accommodate a staircase. Heather noted that the Borough Design Guide allowed for exceptions in specific circumstances in terms of scale, form and subserviency. Heather felt it important that the policy compliant separation distances were acknowledged, whilst an independent event had resulted in a hedgerow being removed

between 51 Dorset Way and Cherry Trees which had subsequently increased the visual line of site. This action was separate to this planning application, and was carried out in consultation with residents behind the application property. Heather stated that there was a plan to 'pleach' trees on the boundary where the hedgerow used to sit, which would branch the trees together up to 3m in height, encouraging wildlife and improving privacy. Heather concluded that by stating that privacy concerns were already present, and the proposal was policy compliant in-principle.

Adrian Mather, Ward Member, spoke in objection to the application. Adrian stated that he was supporting the residents of Dorset Way. Adrian added that it was very difficult to understand the elevation of the site from maps or pictures, whilst the bungalow currently sat above the two-storey houses on Dorset Way due to the elevation of the site. Adrian stated that this meant that the single-storey bungalow already dominated the skyline, and the proposal to add a second storey was very distressing for residents. Adrian added that residents found the proposals to inappropriately increase the scale, form, and footprint of the existing structure. Adrian felt that if the additional height of Cherry Trees was considered, the minimum separation distance of 22m would not be met. Adrian was of the opinion that the conversion of this bungalow would set a bad precedent with an aging population, and strongly encouraged the applicant to return with a proposal for a ground floor extension.

Stephen Conway queried whether the elevation of the site would in any way counter the compliance with regards to separation distances. Tariq Bailey-Biggs, case officer, stated that there was an approximate 1.5m height differential between Cherry Trees and the properties on Dorset Way, whilst first floor bedroom windows would be situated 23.5m from the furthest protruding section 51 Dorset Way which would accommodate for the additional 1.5m in height. Tariq stated that the 1.5m height differential was considered modest, and the property was considered a two-storey dwelling.

Stephen Conway queried the relative height of the proposed windows in comparison to the ridge height of neighbouring properties, in order to ascertain how prevalent the issue of overlooking into neighbouring gardens might be. Brian Conlon, Operational Lead – Development Management, stated that the area of garden closest to the application site with the most prevalent view from Cherry Trees was the end of the garden, with residents more likely to use the portion of the garden nearest their property. Newer housing along Limerhill Road frequently had separation distances of less than 22m, and the proposals and potential impacts before the Committee were no more significant that could be found in the immediate area. Stephen Conway commented that an existing relationship between properties would be very different to the relationship between new dwellings.

David Cornish commented that the officer report stated that the application stood on its own merits in response to a neighbour comment regarding precedent, whilst in a following paragraph noting the precedent of properties in the vicinity with lower separation distances. David was of the opinion that the report should not both dismiss and use precedent in alternate ways. David queried what a technical departure was in relation to separation distances from standards within the Borough Design Guide, and felt that it was not up to the Council to determine which portion of a garden was most useable. Tariq Bailey-Biggs stated that the Borough Design Guide required a minimum depth of 11m, whilst the proposal would provide 9.8m of garden depth with a 1.2m shortfall. As the overall separation distance was 23.5m, on balance the scheme was considered to be acceptable. Brian Conlon stated that the Borough Design Guide was only a guide, and whilst it was good practice to seek to achieve guidelines where relevant, it was not always

possible or practical and the individual circumstances of each application needed to be carefully considered. The properties on Limmerhill Road gave an established context, and departure from this established context would need to be justified.

Andrew Mickleburgh stated that one of the proposed unobscured windows appeared to be large, and queried if this was a material consideration. Brian Conlon stated that back-to-back relationships, front-to front-relationships, the topography of the land and the size of windows were all considerations when assessing planning applications however none were overriding. The upstairs bedroom windows of the majority of dwellings in this area would have some visibility to neighbouring back gardens, and it was not felt reasonable to condition for these new windows to be obscure glazed.

David Cornish was of the opinion that the back garden of 51 Dorset Way would be entirely overlooked based on the diagrams appended to the Committee report.

Wayne Smith was of the opinion that a site visit would allow the Committee to ascertain a fuller picture of the relationship between the different dwellings, including height differentials and issues surrounding overlooking.

Wayne Smith proposed that the application be deferred to allow for a site visit to be undertaken to aid the Committee in understanding the relationship between the different dwellings, including height differentials and issues surrounding overlooking. This was seconded by Rebecca Margetts.

**RESOLVED** That application number 222516 be deferred, to allow for a site visit to be undertaken to aid the Committee in understanding the relationship between the different dwellings, including height differentials and issues surrounding overlooking.

**52. APPLICATION NO.222366 - LAND AT 1100 SERIES AND E2 BUILDING, WINNERSH TRIANGLE, WOKINGHAM, RG41 5TS**

**Proposal:** 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).

**Applicant:** Winnersh Film Studios Ltd

The Committee considered a report about this application, set out in agenda pages 141 to 180.

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

- Additional consultation responses from Thames Water, National Highways, and Royal Berkshire Fire and Rescue Service;
- Insertion of document reference to condition 9;
- Additional conditions 20 (foul water drainage), and 21 (sustainability);
- Additional informatives 17 (foul water drainage), 18 and 19 (surface water), 20 (water mains), and 21 (fire safety).

Joanna Carter, case officer, informed the Committee that condition 20 (as set out within the Supplementary Planning Agenda) was now proposed to be amended as follows: "Prior to the toilet block and welfare facilities (located within the security building) hereby approved are brought into use, confirmation shall be provided that either..." Joanna added that the subsequent text attracted no proposed amendments.

Oliver Bell, agent, spoke in support of the application. Oliver stated that this application followed previously approved planning permission for two temporary stages and workshops at other sites within the business park. The film and TV industries were some of the fastest growing within the UK economy, whilst the shortage of purpose-built studios and production support space remained a limiting factor. Since temporary planning permission was granted at this site a short while ago, a major international feature film had been shot and in addition to a high-end TV series, bringing significant economic benefits to the local area. Oliver stated that this permanent application would mark an important step in the establishment of Winnersh Film Studios, with 50,000 square foot of office space continuing to be available for incoming productions. Approximately 300 direct jobs would be created by this application, whilst the applicant's overall plans had the potential to create 500 jobs subject to planning approvals. Oliver stated that the local economy would be bolstered and supported by this application, and the proposals would also comply with biodiversity net gain requirements and would include the provision of solar panels. No objections had been raised by local residents, local ward members, statutory consultees or the Parish Council with regards to this application.

Stephen Conway commented that he approved of good utilisation of employment space within a core employment area which would benefit the wider economy, whilst the applicant had used the opportunity granted via temporary planning permission to confirm that the site could be a success for such a purpose.

**RESOLVED** That application number 222366 be approved, subject to conditions and informatives as set out in agenda pages 164 to 174, additional conditions 20 and 21 as set out within the Supplementary Planning Agenda, additional informatives 17, 18, 19, 20, and 21 as set out within the Supplementary Planning Agenda, amendment to the wording of condition 20 as advised by the case officer, and subject to legal agreement.

# Agenda Item 57.

| Application Number | Expiry Date      | Parish  | Ward    |
|--------------------|------------------|---------|---------|
| 220663             | 21 December 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   |

|                             |   |
|-----------------------------|---|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on Wednesday, 14 December 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) <i>No works above ground level for permission 190693 shall be undertaken if permission 220663 is implemented</i></li> </ol> |
|-----------------------|--|

|  |   |
|--|---|
|  | <b>B. The recommended Conditions and Informatives listed at Appendix 1 below.</b> |
|--|---|

|               |
|---------------|
| <b>UPDATE</b> |
|---------------|

### Financial Viability

- 1.0 This application was deferred at November's Planning Committee for further information to be obtained from the applicant in respect of the financial viability of this scheme.
- 2.0 Hence, the applicant has provided a financial viability summary in respect of the proposal (refer to Appendix 3) which identifies the following key points:
- i) Further detail on the viability assessment process: the key inputs of the viability assessment,
  - ii) What has changed since the original application to impact the scheme's economic viability; and
  - iii) The terms of and implications of the offered deferred payment mechanism.
- 3.0 As part of the above, a detailed financial schedule has also been submitted which is referred to here (but not appended here due to its commercially sensitive nature). It remains confidential at the applicant's request but has been fully assessed by the Council's Valuers.
- 4.0 The submitted financial schedule summarises the four key stages of viability assessment that the application underwent from March to September 2022. All four stages between the applicant's and Council's valuers agreed a conclusion of non-viability, the discussion between parties was the **extent to which** it was unviable. Key inputs considered as part of this process include the development's Gross Development Value (GDV), build costs, professional fees, acquisition costs, CIL payment, sales and marketing costs, interest, finance rate profit margin (17.5%), Residual Land Value (RLV) and Benchmark Land Value (BLV).
- 5.0 In terms of what has changed since the last approved application (201833) was assessed, it is firstly important to note that agreement on financial viability was not reached on this previous proposal. However, after considerable unfruitful discussions, the applicant agreed to make a policy compliant affordable housing contribution and 'set aside' viability issues at that point in time. The financial viability of this latest application has been assessed in more detail as the applications financial position appears to have worsened and agreement has been reached between both sets of valuers. Between September 2020 and the present time, the applicant has indicated that:
- i) Land Registry House Price Indexation data for flats in Wokingham increased from 114.7 – 133.8 (16%); this is significantly less than the current +24% difference between the GDV (sales) assumption. The applicant has also suggested that this should be seen "*within the context of a currently stalled housing market. Both Nationwide and Halifax reported in November 2022 that house prices are now declining, and Savills expect house prices to fall 10% in 2023 in their latest update, not recovering for several years*".

- ii) Recent RICS BCIS data indicates that there is a *“22.3% annual growth in material costs largely driven by gas, steel and concrete prices as a knock-on impact of the recent energy crisis”*. The applicant has also referred to the latest BCIS update which *“suggests labour cost increases of 7-12% across all trades in 2022, which should be viewed in the context of 11.1% general inflation (November 2022)”*. In terms of borrowing costs, the applicant has also referred to the Bank of England’s raising of the base rate from 0.25% at the last application to 3% as of November 2022, thereby significantly increasing the cost of finance +2.75% during this period.
- iii) A deferred payment mechanism has been agreed with the applicant. This would effectively defer the viability calculation until actual figures can be obtained rather than early valuations, as in the case of the FVA. The developer would be prevented from disposing of the last X number (yet to be determined) of dwellings until such time as the review is completed by the Council’s Valuer, and any resulting contribution is agreed and paid. Review mechanisms of this type are increasingly common particularly in instances where there is any valuation uncertainty over sales.

Within Wokingham Borough, this approach was most recently used on the ‘Rosa Building’ planning application (211508) which was considered by Planning Committee on 08 June 2022. It was then resolved to grant planning permission to this application subject to completion of a s106 legal agreement which included a clause relating to a *‘deferred payment mechanism for affordable housing provision should the profitability of the scheme allow it’*.

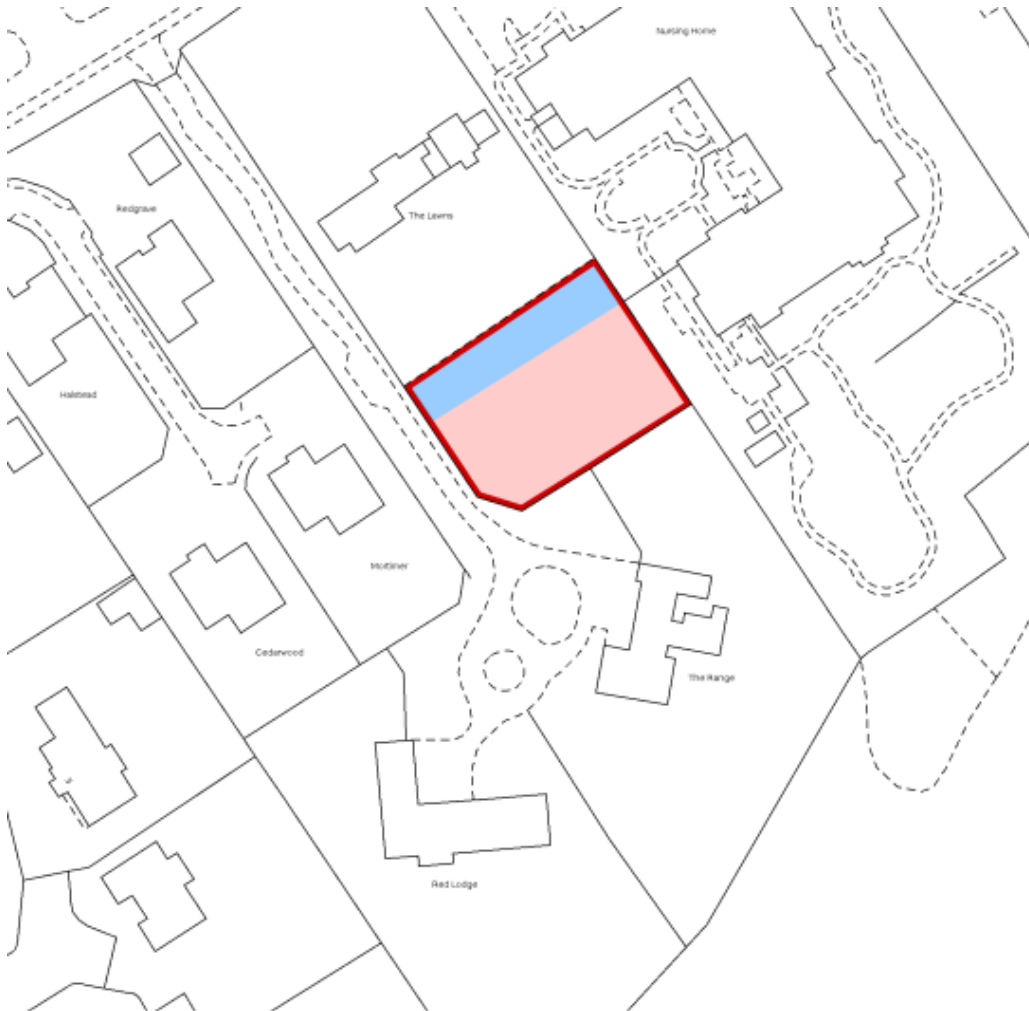
6.0 The above information has been assessed by the Council’s Valuers who are now fully in agreement with the applicant on the Benchmark Land Value (BLV) for this scheme and conclude that the proposed development remains in deficit in financial viability terms even before considering potential contributions towards affordable housing. The Council’s Valuers has indicated that the recommended deferred payment mechanism would provide a more accurate measure of viability as more information on costs and values become available. The developer’s target profit and Benchmark Land Value, however, should be fixed at the grant of permission and this will be secured as part of the s106 legal agreement.

7.0 To reiterate the Officer’s original report (refer to Appendix 2), this application is accompanied by an Affordable Housing Financial Viability Appraisal (FVA) which demonstrates that the development could not sustain a policy complaint (40%) financial contribution (£1,605,236.16) in lieu of affordable housing units not 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 to allow the scheme to either provide some form of initial contribution or recover policy compliance should viability improve over time.

8.0 Additionally, it should be noted that the National Planning Guidance states that *“the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions”*. However, it does not follow that development on sites with legitimate high land values, as in this instance, should automatically be deemed to be financially viable projects without further professional assessment.

Planning permission 190693

9.0 It is understood that a developer has recently implemented 190693 to the extent of digging out part of the footings of that scheme. This may have been undertaken to keep this permission 'alive' which would have otherwise expired on 26 Nov 2022. The relevant land in question is shown in the context of the application site (220663) below.



10.0 In light of this, s106 Heads of Terms no. 6 above has been amended to ensure that no works above ground level pursuant to 190963 are carried out if planning permission for 220663 is implemented. This is because implementation of both schemes simultaneously would be unacceptable in planning terms. Any subsequent reserved matters for 220663 (if granted) would be required to provide suitable landscaping measures for the 57 unit scheme and rectify/reverse the footings dug out for 190693.

Conclusion

11.0 Hence, given the conclusions drawn from independent assessment of the applicant's Financial Viability Appraisal (FVA), the application is 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, 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 f 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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBFTiI6IjE1haWwiLCJXVCi6Mn0%3D%7C3000&data=ySd1hWkyCX0o5yt1vAxbR8ME0eMLwhd5BT5aYMI4RK8%3D&reserved=0>.  
Please refer to the Wholesale; Business customers; Groundwater discharges section.

This page is intentionally left blank

| 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> |
|-----------------------|--|

**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 | <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 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 | <i>'The Range'</i> : 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 | <i>'The Range'</i> : 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:<br>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:<br>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:

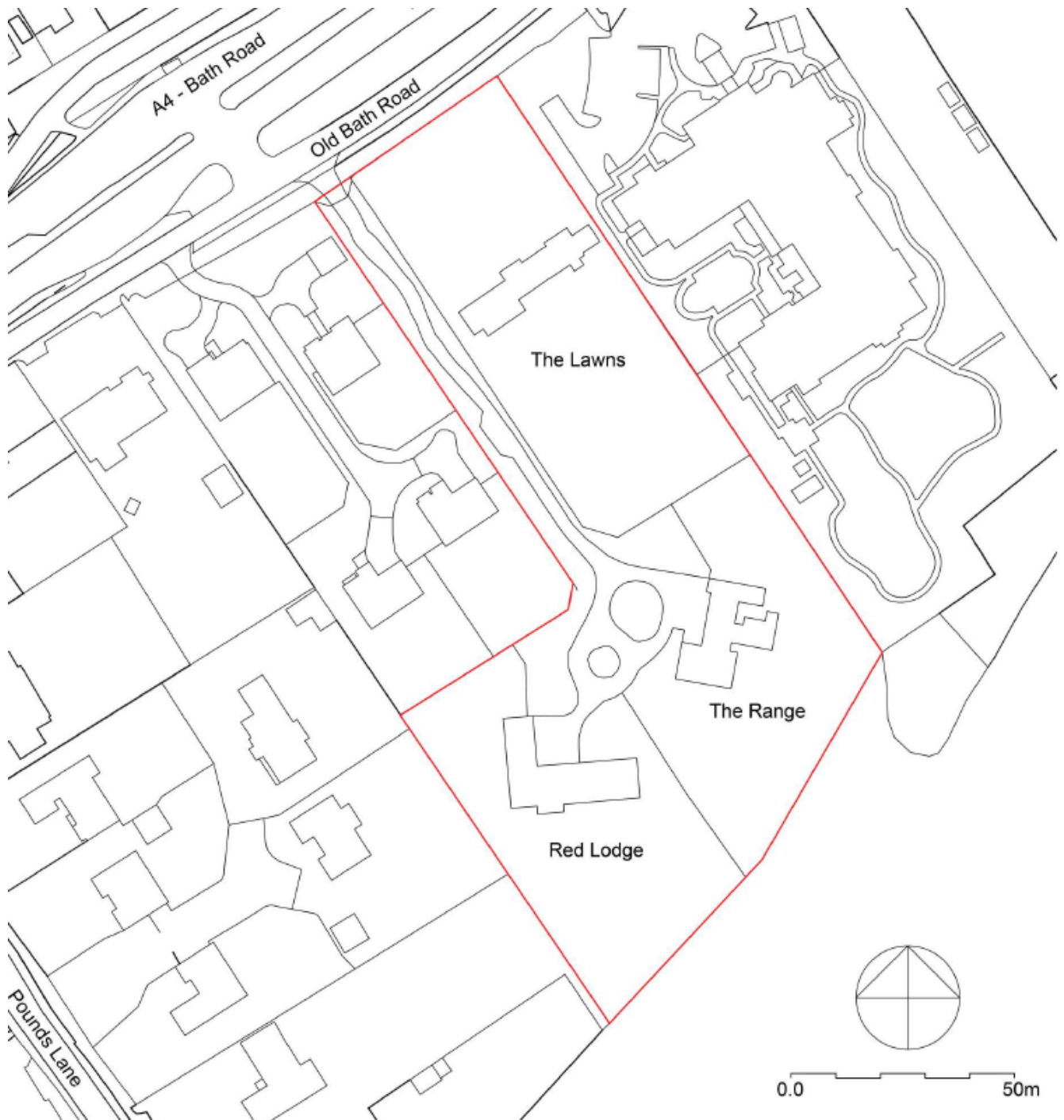
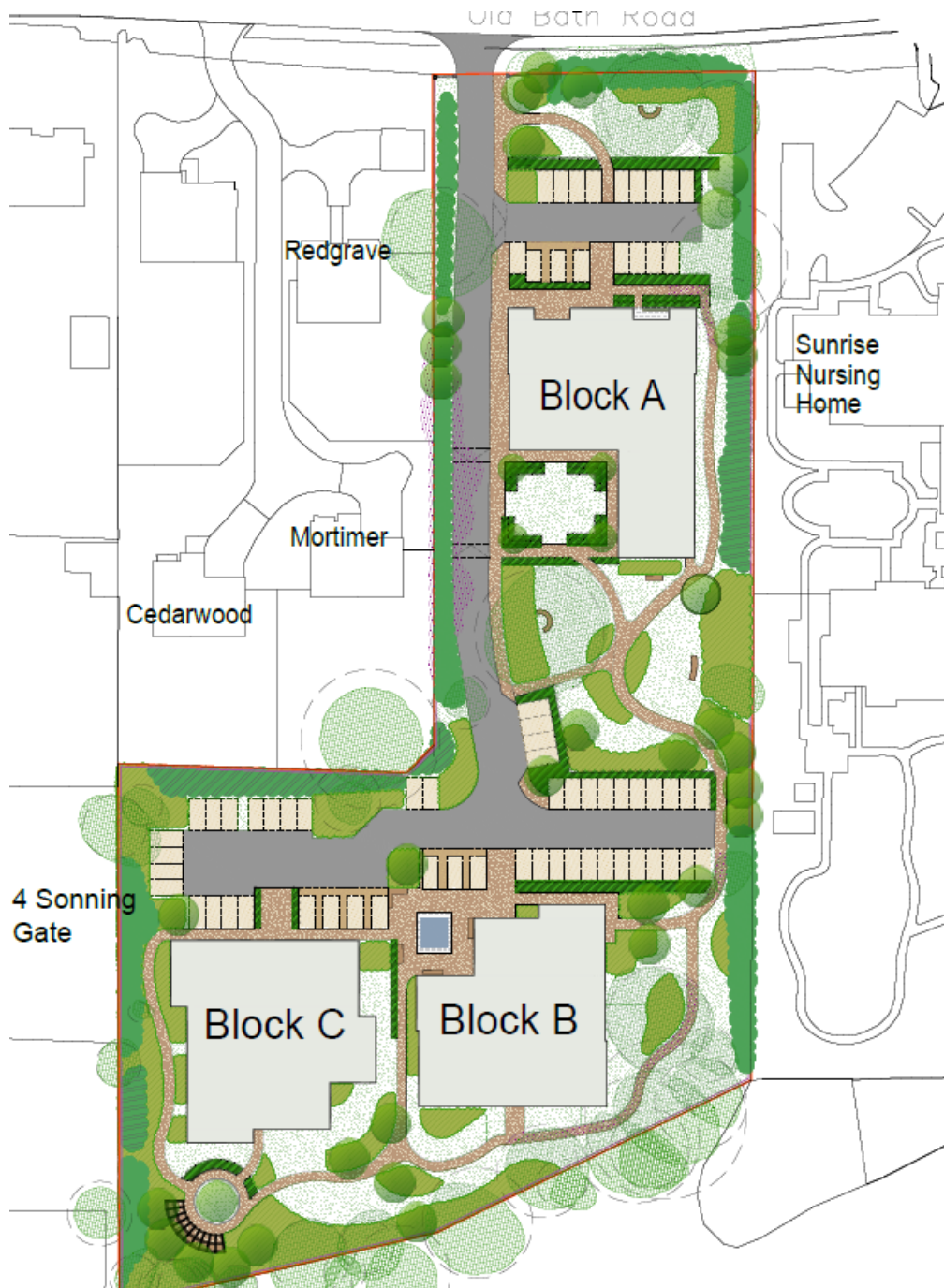


Fig 2.0 Proposed Site Layout Plan



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.

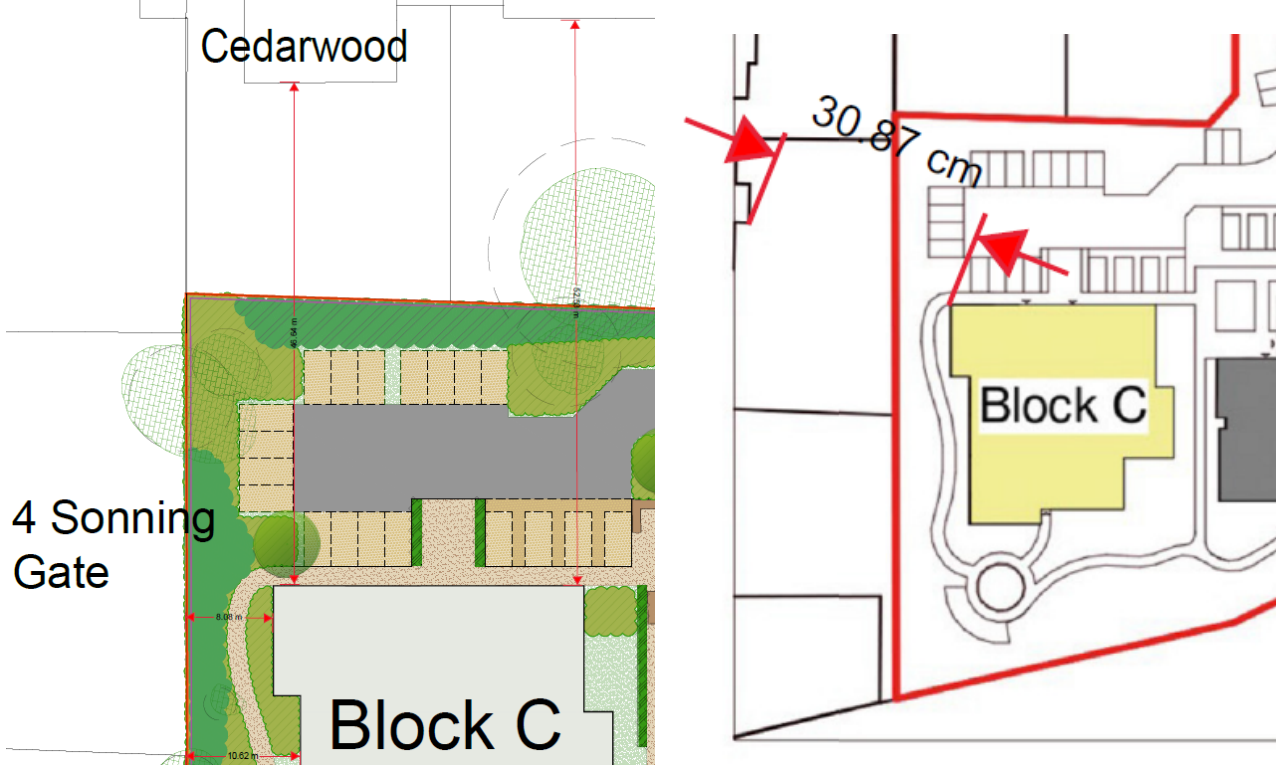
**Residential Amenities:**

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:**

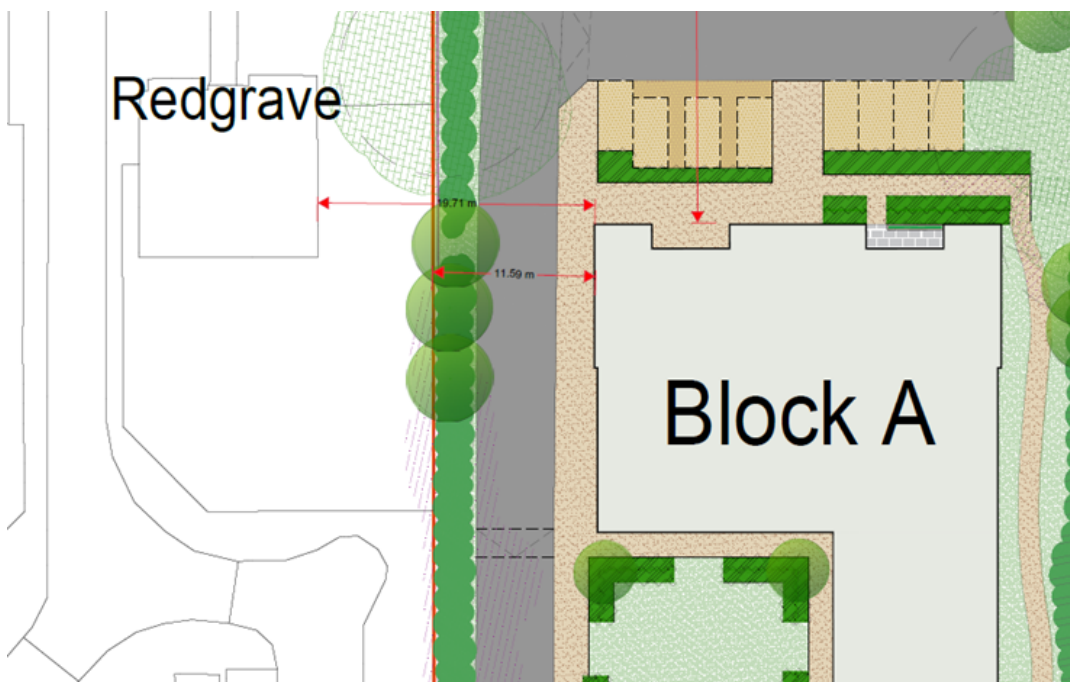
29. At its closest point, Block C would be sited approximately 31m from the rear of elevation of 4 Sonning Gate (and 8m from the property boundary) and 47m from the rear of elevation of Cedarwood (as demonstrated in Fig. 4.0 below). These separation distances are characteristic of the immediate area 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        |

Addendum – November 2022 Committee Report

|                |      |   |   |   |    |    |     |
|----------------|------|---|---|---|----|----|-----|
| 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 f 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) 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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBtIi6k1haWwiLCJXVCi6Mn0%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.*

This page is intentionally left blank

18/11/2022

Andrew Chugg MRTPI  
Team Manager, Development Management  
Development Management and Regulatory Services  
Wokingham Borough Council | Shute End  
Wokingham  
Berkshire  
RG40 1BN  
07714 226711  
[andrew.chugg@wokingham.gov.uk](mailto:andrew.chugg@wokingham.gov.uk)

Dear Andrew,

Please find below the further viability information requested:

**1. Summary of key issues**

- 1.1 Having reviewed the committee's main concerns, we note the issue of gross development value (GDV) sales, and build costs were key inputs raised for further clarification.
- 1.2 We note concerns as to '*what has changed*' since the original application to render the scheme unviable.
- 1.3 We also note the officer's report did not fully detail the extensive viability discussions on this site to date, with para 102 simply summarising that the submitted viability assessment was reviewed and independently verified.

*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.*

- 1.4 And finally we note that, while the late review mechanism / deferred payment mechanism is referred to, the terms of this mechanism and its implications are not covered in detail.

**2. Contents**

- 2.1 Given the above points, for members' benefit we have summarised the most pertinent points below as succinctly as possible:

- Further detail on the extensive viability assessment process: the key inputs of the viability assessment, its independent verification by the council's representatives BPS Surveyors, and the final agreed position.
- What has changed since the original application to impact the scheme's economic viability.
- The terms of and implications of the offered deferred payment mechanism.

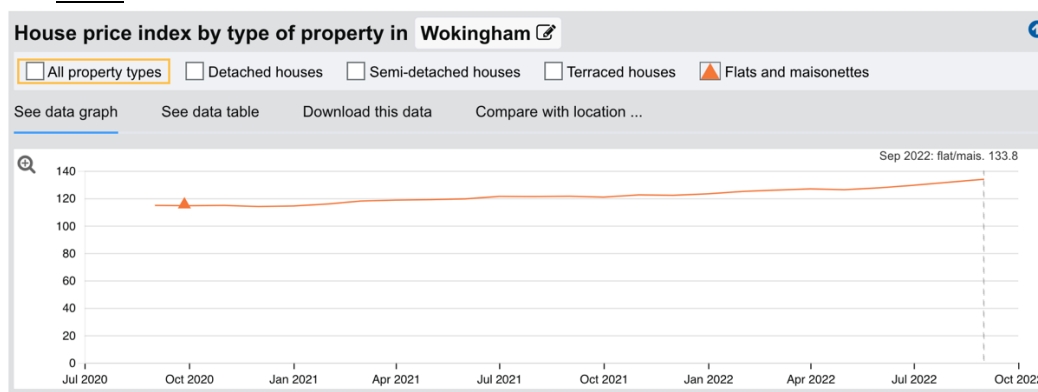
### 3. Viability assessment summary

- 3.1 The table at **Schedule 1** summarises the key inputs of the viability assessment, and the four stages of review that the scheme underwent from March to September 2022. All four stages agreed a conclusion of non-viability, the discussion was the extent to which it was unviable.
- 3.2 The Notes column summarises the key challenges and reductions advocated by BPS acting for the council to verify the viability assessment.
- 3.3 The surplus/deficit column highlights that the scheme was always considered by both BPS acting for the council and S106M acting for the applicant to be unviable, running a deficit in all appraisals (March-September 2022).
- 3.4 Green cells indicate agreement while orange cells indicate any challenges and their resolutions.

### 4. What has changed

- 4.1 Original application 201833 was assessed and granted in the period July 2020 – July 2021.
- 4.2 There were originally viability concerns about the proposed £1.6m contribution during this application, as evidenced by the planning file for this scheme.
- 4.3 Between September 2020 and the current date the following economic statistics are relevant as context for what has changed over this period:

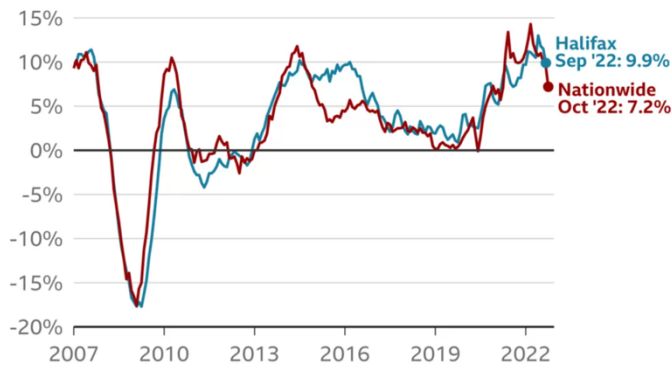
#### Sales



- 4.4 Land Registry House Price Indexation data for flats in Wokingham increased from 114.7 – 133.8 (16%).
- 4.5 The difference between the GDV (sales) assumption in the applicant's 2020 viability report and the current assumption is +24%. The increase in GDV recommended by BPS on behalf of the council therefore exceeds house price index increases in Wokingham over this period.
- 4.6 This should be seen within the context of a currently stalled housing market. Both Nationwide and Halifax reported in November 2022 that house prices are now declining, and Savills expect house prices to fall 10% in 2023 in their latest update, not recovering for several years (see below extracts).

### UK house prices

Year-on-year percentage change



Source: Nationwide, Halifax



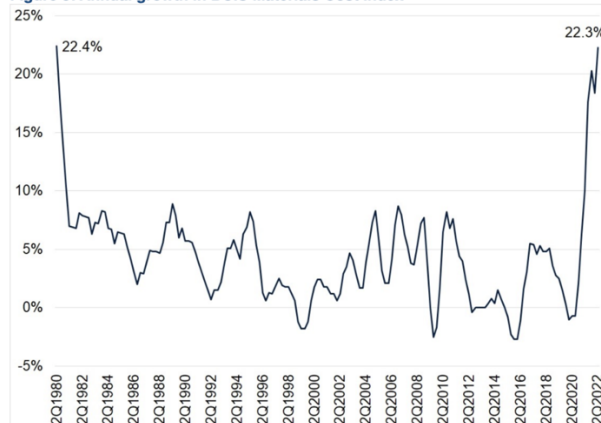
Table 4 House price forecasts (published November 2022)

| Region          | 2023   | 2024  | 2025 |
|-----------------|--------|-------|------|
| UK              | -10.0% | 1.0%  | 3.5% |
| London          | -12.5% | -1.0% | 2.0% |
| South East      | -11.0% | 0.0%  | 3.0% |
| East of England | -11.0% | 0.0%  | 3.0% |
| South West      | -10.0% | 1.0%  | 3.5% |
| East Midlands   | -9.0%  | 1.5%  | 4.0% |
| West Midlands   | -9.0%  | 1.5%  | 4.0% |
| North East      | -8.5%  | 2.5%  | 4.5% |
| Yorks & Humber  | -8.5%  | 2.5%  | 4.5% |
| North West      | -8.5%  | 2.5%  | 4.5% |
| Wales           | -8.5%  | 2.0%  | 4.5% |
| Scotland        | -9.0%  | 2.0%  | 4.0% |

### Build costs

4.7 The below figure is taken from the RICS BCIS quarterly briefing:

Figure 8: Annual growth in BCIS Materials Cost Index



Source: BCIS

4.8 This suggests 22.3% annual growth in materials costs, largely driven by gas, steel and concrete prices as a knock-on impact of the recent energy crisis. You will note from the graph the bottom of this recent increase began in 2020 driven by supply/demand imbalances provoked by the Covid-19 Pandemic.

4.9 The latest BCIS update also suggests labour cost increases of 7-12% across all trades in 2022, which should be viewed in the context of 11.1% general inflation (November 2022).

4.10 In terms of borrowing costs, the Bank of England raised the base rate from 0.25% at the last application to 3% as of November 2022, massively increasing the cost of finance +2.75% during this period.

4.11 These economic factors are not developer specific but will apply to all developers.

## 5. Deferred payment mechanism

- 5.1 Turning to the terms of the deferred payment mechanism advocated by BPS acting for the council, officers in subsequent discussion, and agreed by the applicant, the following points are material to the council's position:
- 5.2 The deferred payment mechanism (otherwise known as a late review mechanism) secures the council's position – such that if economic conditions improve, i.e. the scheme's sales improve or have been underestimated, or the build costs decrease or have been overestimated, compared with the current viability position, such that it becomes viable, then a further contribution will be made at a later date. It essentially defers the viability calculation until actual figures can be obtained rather than early valuations.
- 5.3 Unlike a viability report, the deferred payment mechanism assesses 'actual' sold prices and QS certified construction costs at 75-85% completion of a development. It is therefore a 'true' reflection of the values achieved and costs incurred. It is therefore more reliable than a valuation prior to disposal.
- 5.4 The developer is prevented from disposing of the last X number of dwellings until such time as the review is completed by the council's consultants, and the resulting contribution if any is agreed and paid.
- 5.5 Review mechanisms of this type are most commonly used in Greater London as they are advocated by the London Plan, but are increasingly common outside GLA, particularly in instances where there is any valuation uncertainty over sales. Reading council apply these mechanisms as a standard feature of any s106 agreement following their Affordable Housing SPG.
- 5.6 The Planning Inspectorate commonly find deferred payment / review mechanisms to be an appropriate planning obligation where up front contributions are deferred on the basis of viability, as in the below extract from recent appeal ref APP/H2265/W/22/3294498.

13. The Council contends that the appellant's stance on GDV is too pessimistic. However, both parties have exercised judgments on valuations and the relevance of and interpretation of comparable evidence based on their knowledge and experience.
14. Despite this, the parties agree that a total contribution in line with the appellant's case should be payable through the s106 agreement<sup>4</sup>. This would be the affordable housing contribution that the scheme could viably afford on the appellant's case. However, given their difference on GDV, the parties agree in this case to the inclusion of a late-stage viability review mechanism in the s106 agreement<sup>5</sup>. This would allow GDV to be revisited if sales values exceed those expected by the appellant so that the maximum affordable housing contribution possible from this single-phase development is achieved. Review mechanisms are a tool to strengthen local authorities' ability to seek compliance with relevant policies over the lifetime of the project<sup>6</sup>. No more than 70% (25 no.) of the units could be disposed of until the review takes place, and the maximum contribution would be capped at 50% to ensure there remains an incentive to sell the units at a higher value to those anticipated by the appellant.
15. Whether there will be any additional affordable housing contribution from the development is unclear and cannot be guaranteed, but the review mechanism in the s106 agreement does strengthen the Council's ability to seek a higher order of contribution approaching the aspiration of 40% set out in CS Policy CP17 over the lifetime of the project. This would help address the unmet need for affordable homes in the borough.



18/11/2022

- 5.7 These mechanisms are supported by Planning Practice Guidance, RICS guidance, and academic literature on viability as a fair, proportionate and reasonable approach to balancing deliverability and planning obligations. They ensure that where a development can afford to do so, a contribution will always be made up to the maximum policy compliant amount. They provide more certainty that the development is providing its maximum possible contribution, rather than relying on early projections which can be out of date by the time the development is complete.
- 5.8 For avoidance of doubt, these mechanisms are 'one-way' – so the contribution will only increase from the initial £100,000 without prejudice offer, it will not decrease.
- 5.9 The S106 agreement sets strict terms on what information can be included within the costs, timing of the review, dispute resolution mechanisms, and formulae for the mechanism. Heads of Terms have already been discussed and any consent would be subject to the satisfactory conclusion of a signed s106 agreement.

Kind regards,  
S106 Management

This page is intentionally left blank

By virtue of paragraph(s) 3 of Part 1 of Schedule 12A  
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank



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

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.  
Do not scale from this drawing  
This drawing is the copyright of Bowman Riley Architects Limited. ©

Preliminary



| Revision | Date | By |
|----------|------|----|
|          |      |    |

This page is intentionally left blank



**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

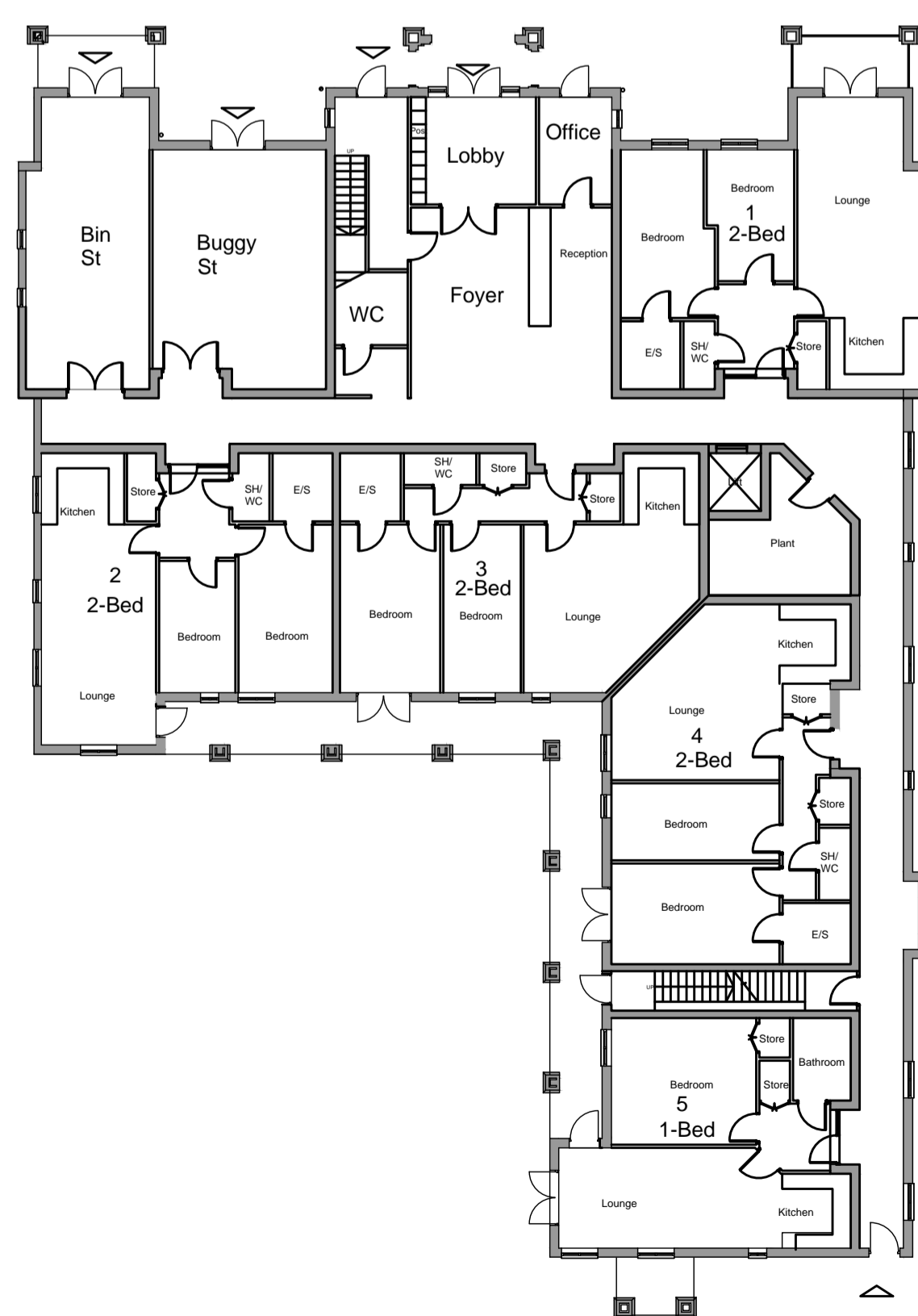


**East Elevation**  
1 : 200

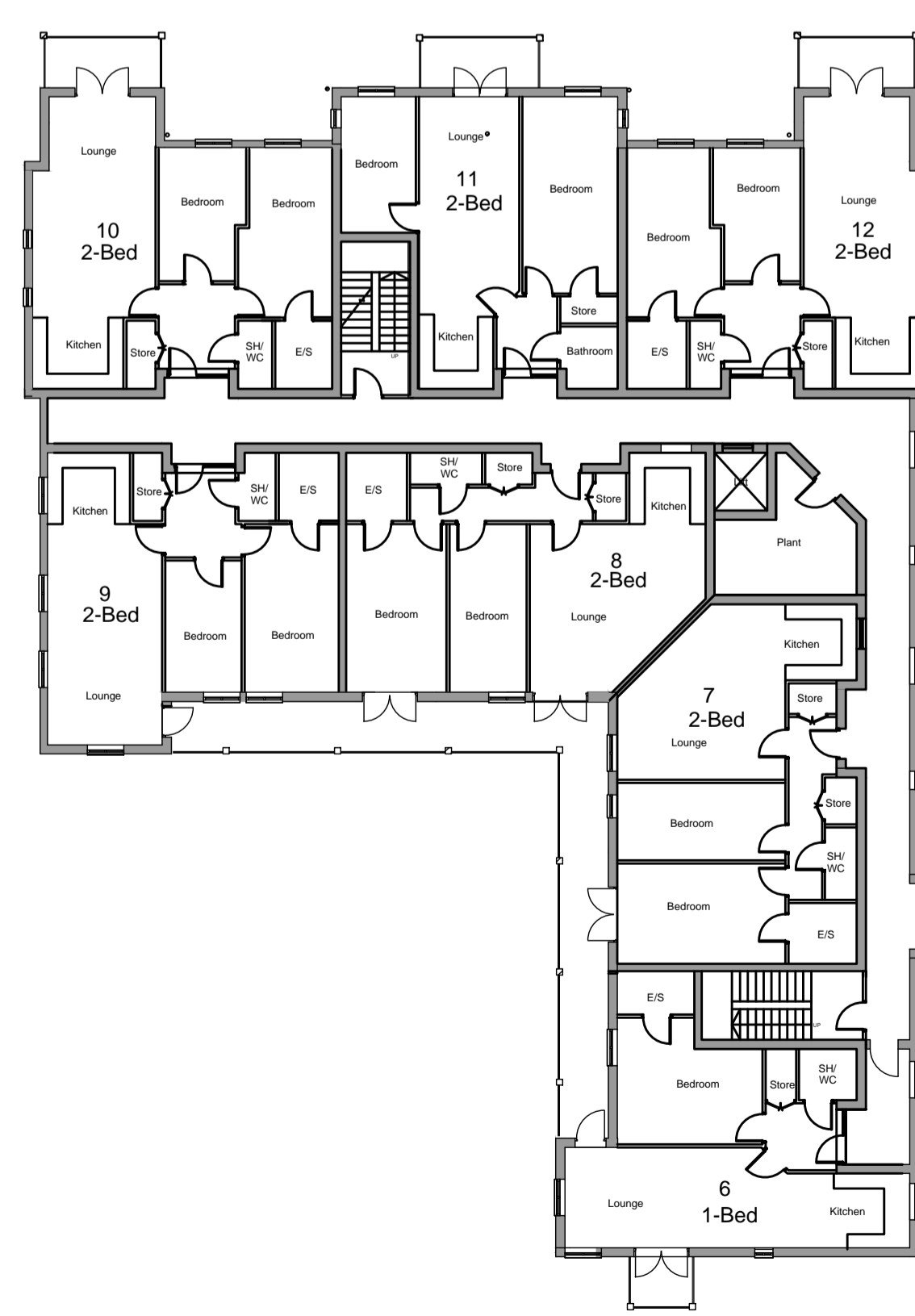
\*\*All glazing above ground floor level on this elevation to be obscure glazed.\*\*



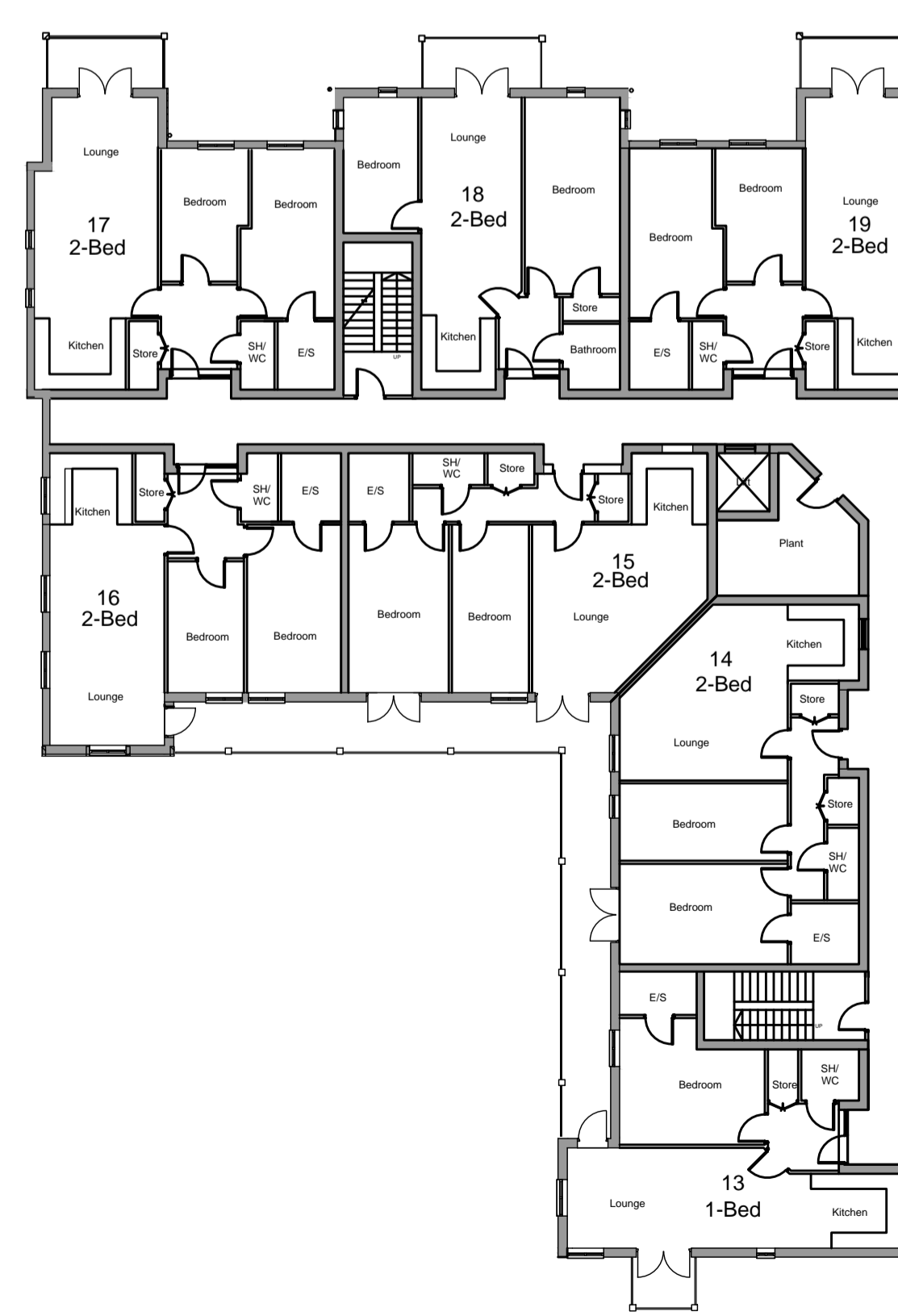
**West Elevation**  
1 : 200



**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



This page is intentionally left blank

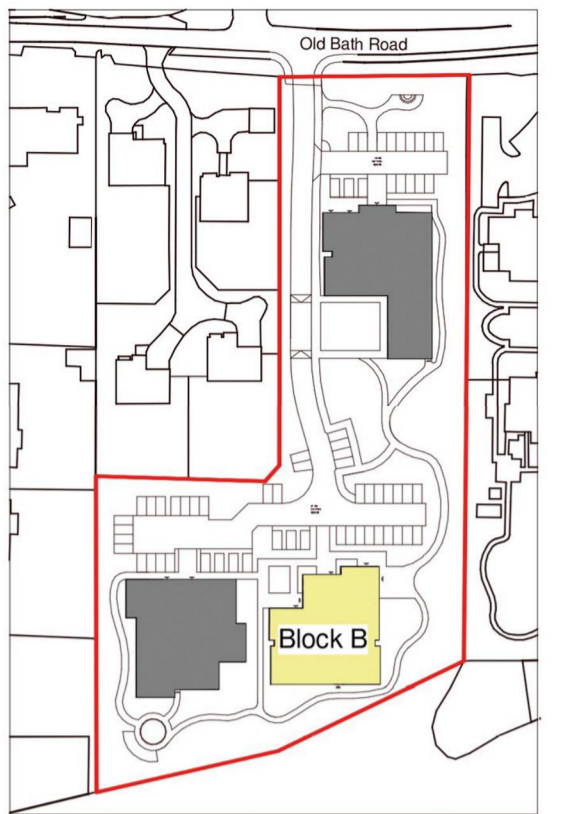




**Block B - North Elevation**  
1 : 200



**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

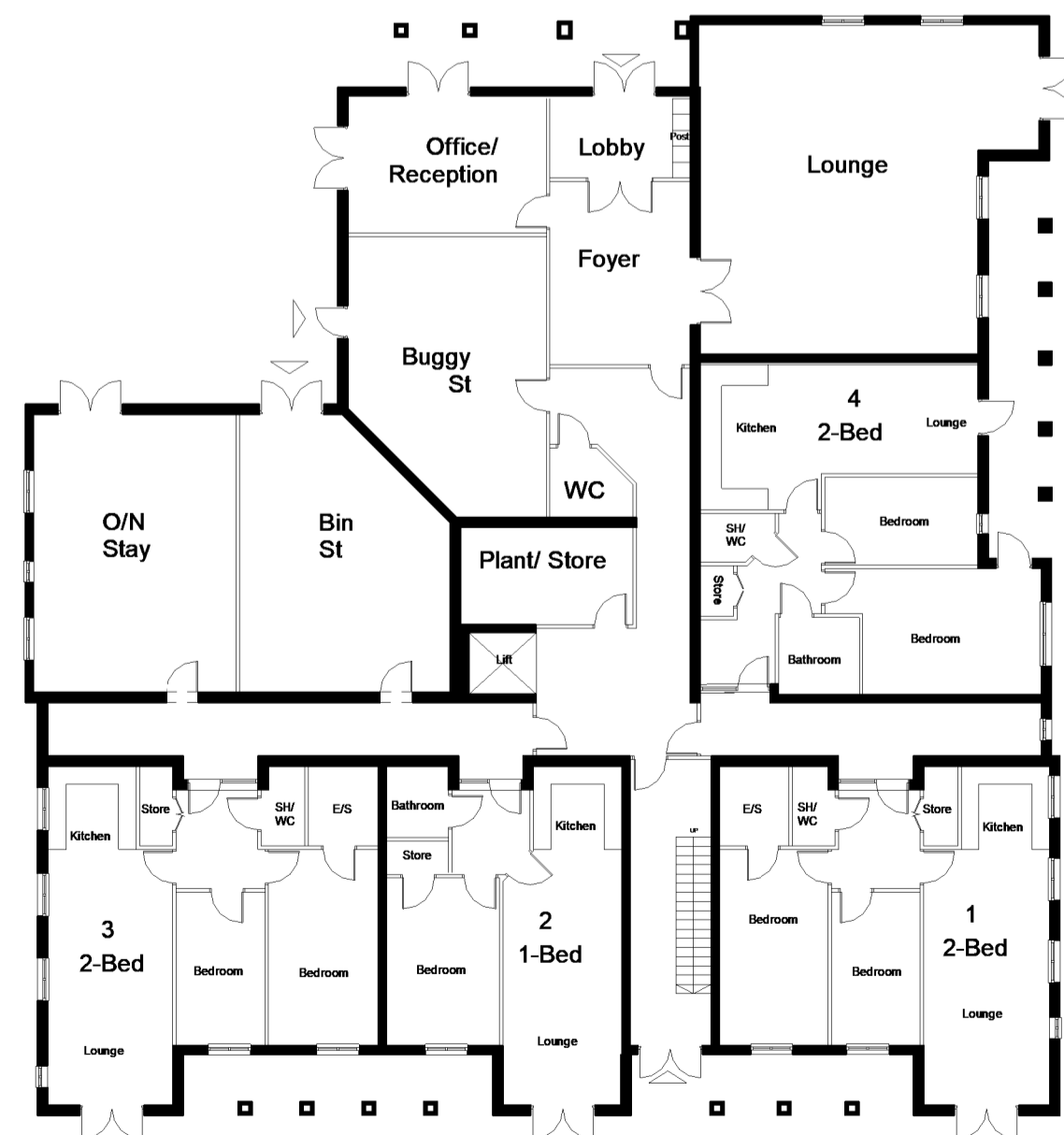
Block B - Plans and Elevations



**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

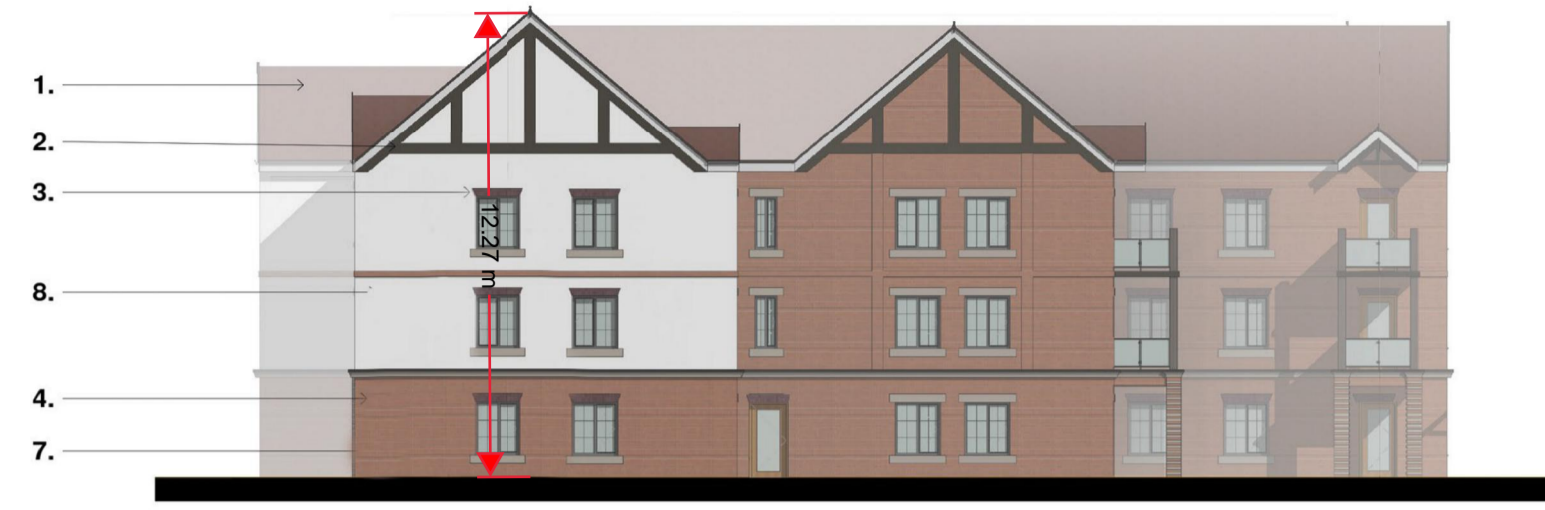
Drawing No: 8399-BOW-A2-ZZ-DR-A-2002



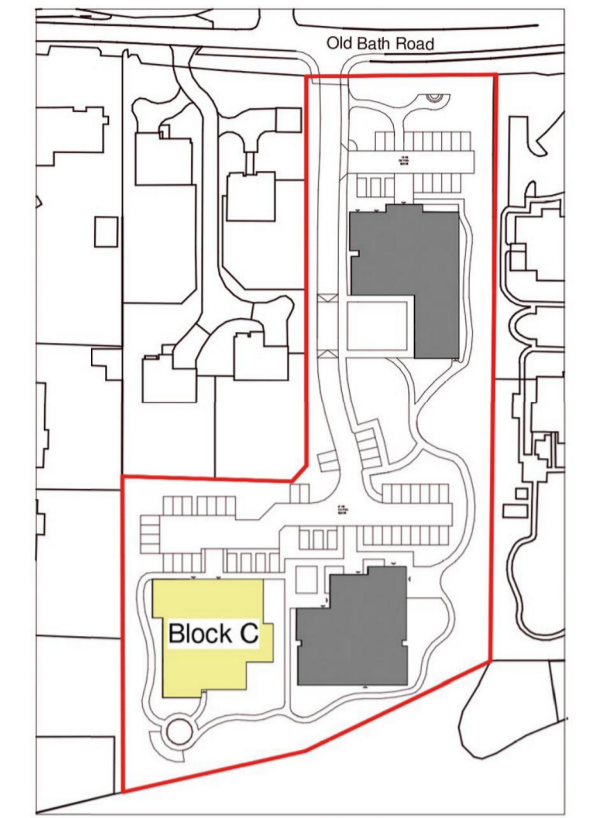
This page is intentionally left blank



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

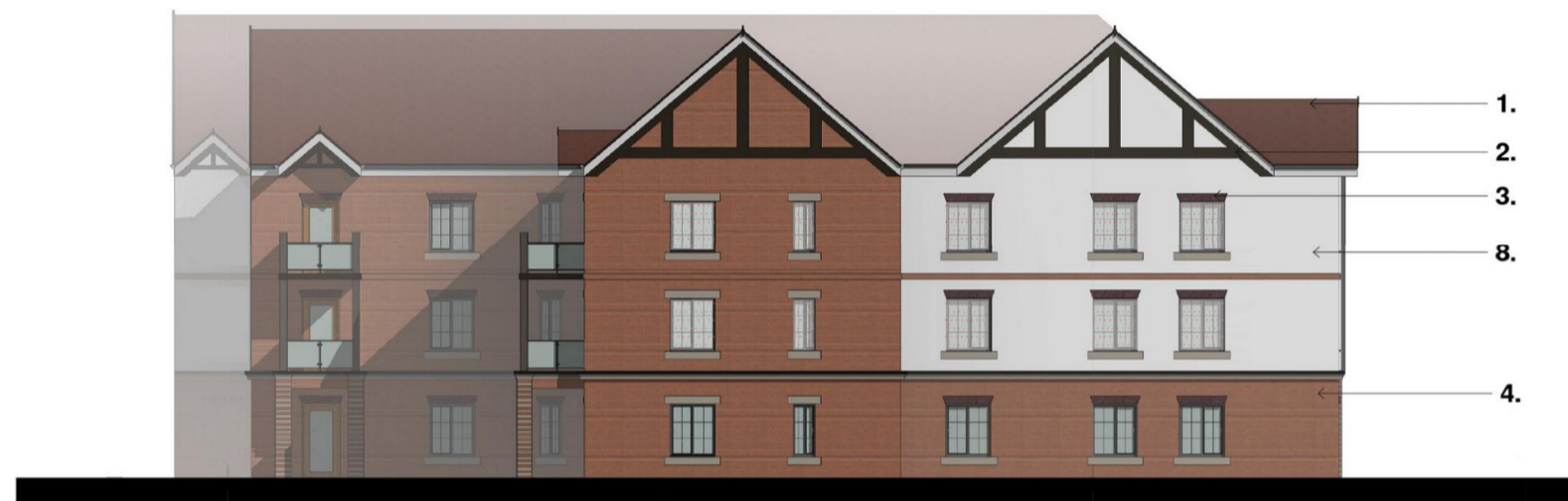


**Block C - South Elevation**  
1 : 200



**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



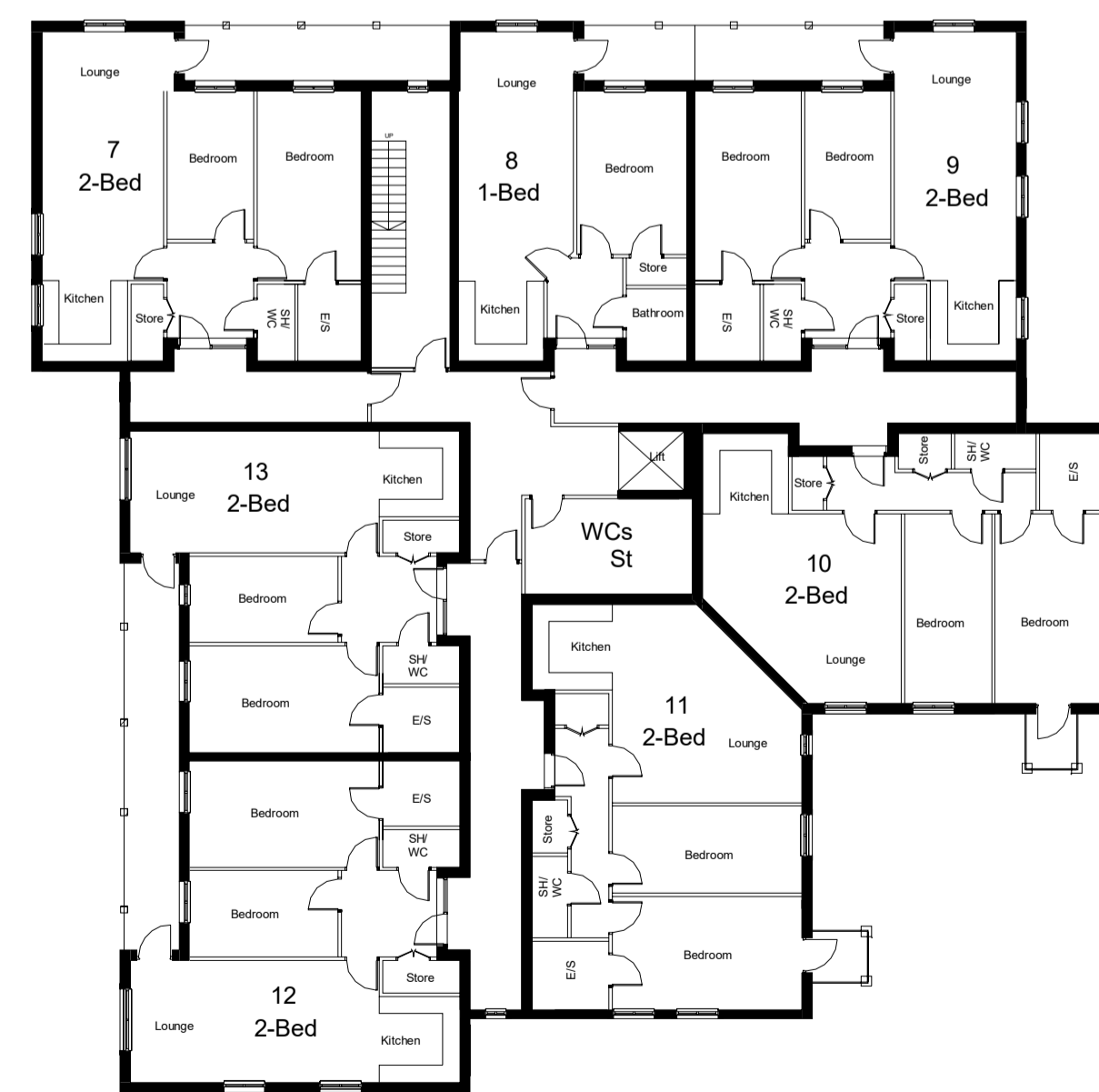
**Block C - East Elevation**  
1 : 200



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



**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



Do not scale from this drawing. This drawing is the copyright of Bowman Riley Architects Limited. © L08399 - The Range, Sonning08399 - 07/Rev002/22/Block C-P11.rvt

This page is intentionally left blank

## 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                     |

| <b>SUMMARY</b>   |
|--|
| <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> <li>• 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.</li> </ul> |

- 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   |

## APPENDIX 3 – Application 201833 Report

|        |   |                        |
|--------|---|------------------------|
|        | 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.



### APPENDIX 3 – Application 201833 Report

|  |   |
|--|---|
| 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><br>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.

## APPENDIX 3 – Application 201833 Report

- 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.

## APPENDIX 3 – Application 201833 Report

- 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                              |

## APPENDIX 3 – Application 201833 Report

|  |             |  |
|--|-------------|--|
|  | <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).

## APPENDIX 3 – Application 201833 Report

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:

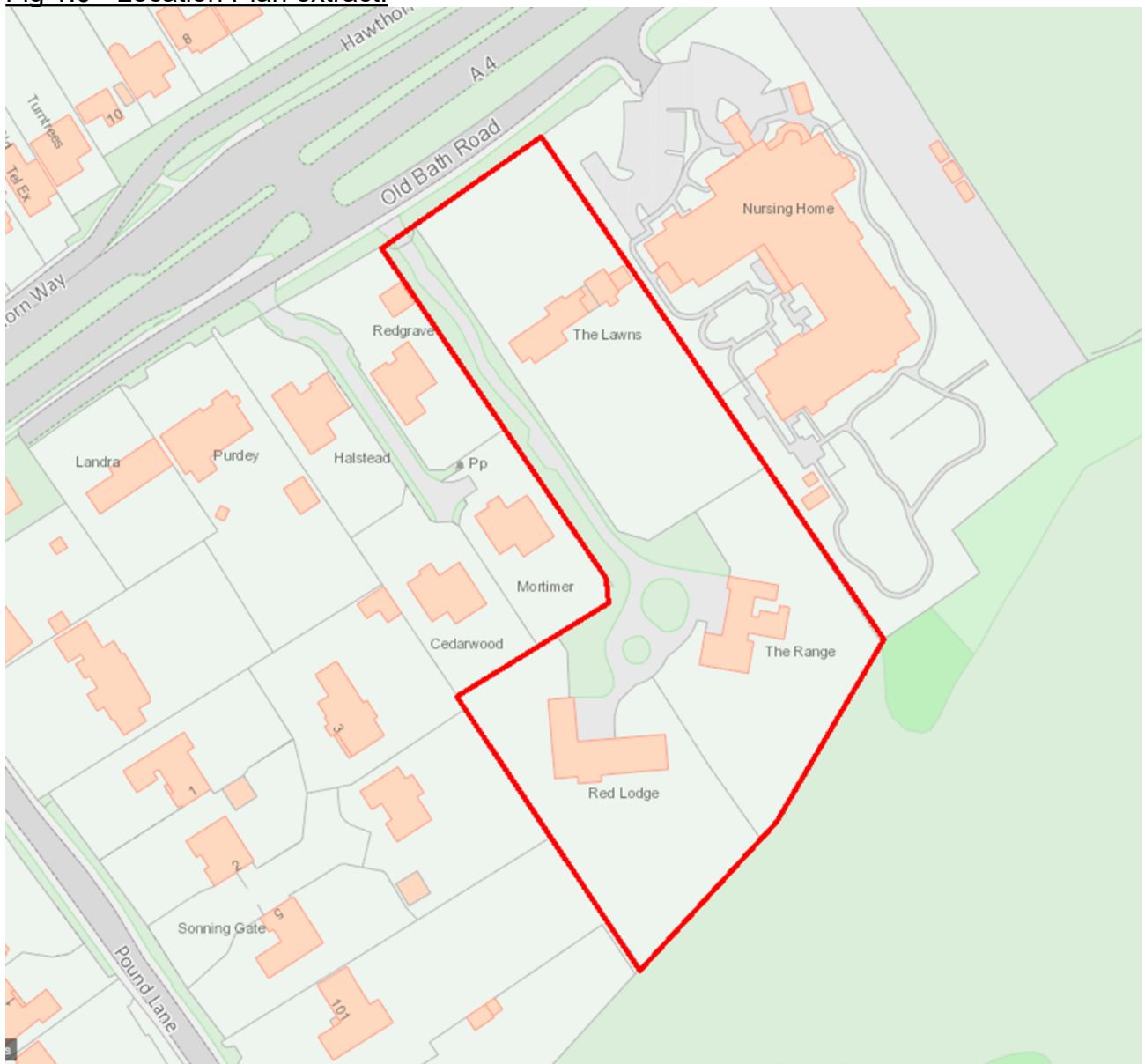
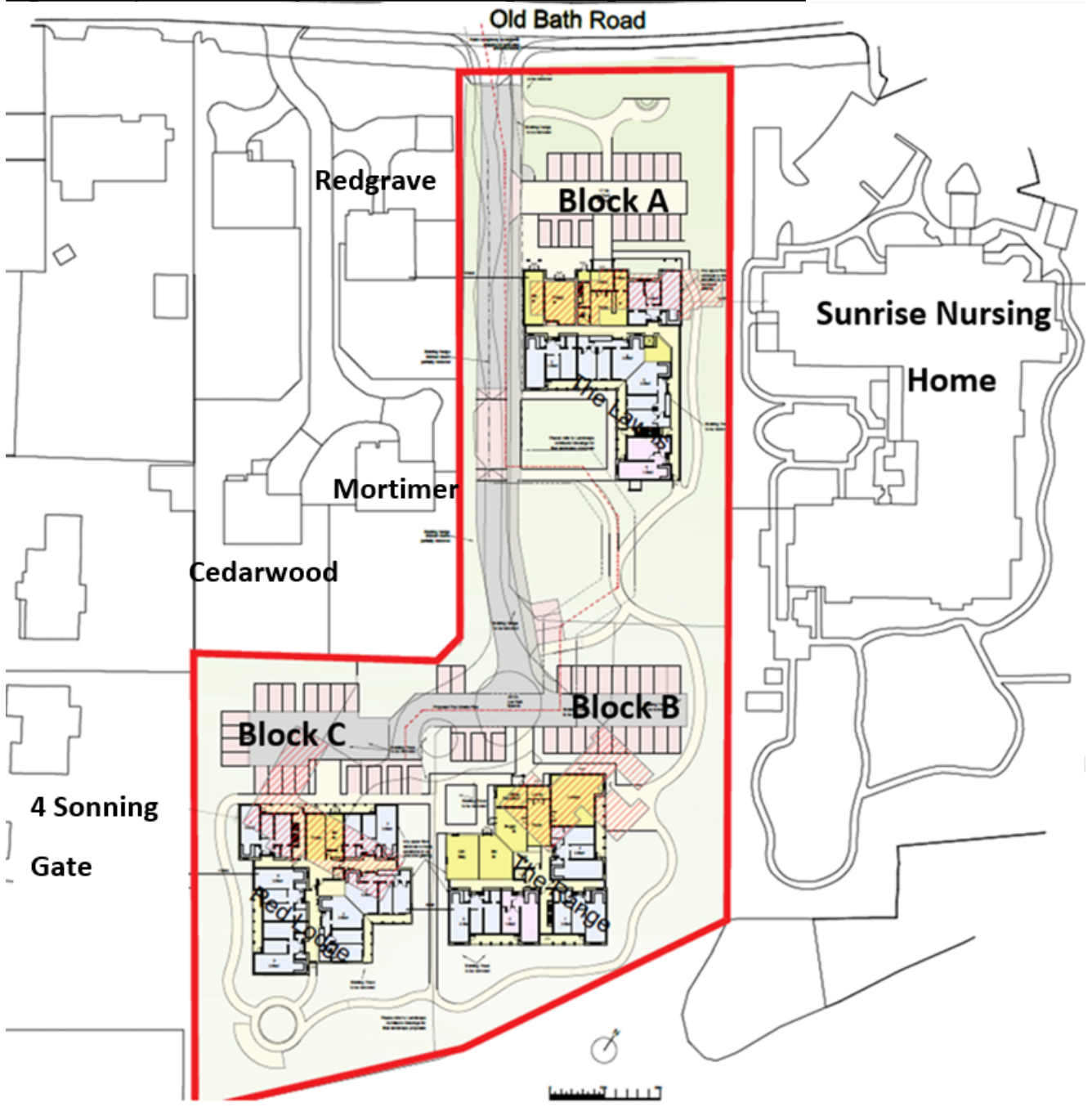


Fig 2.0 Proposed Site Layout Plan - Existing dwellings hatched in red



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:**

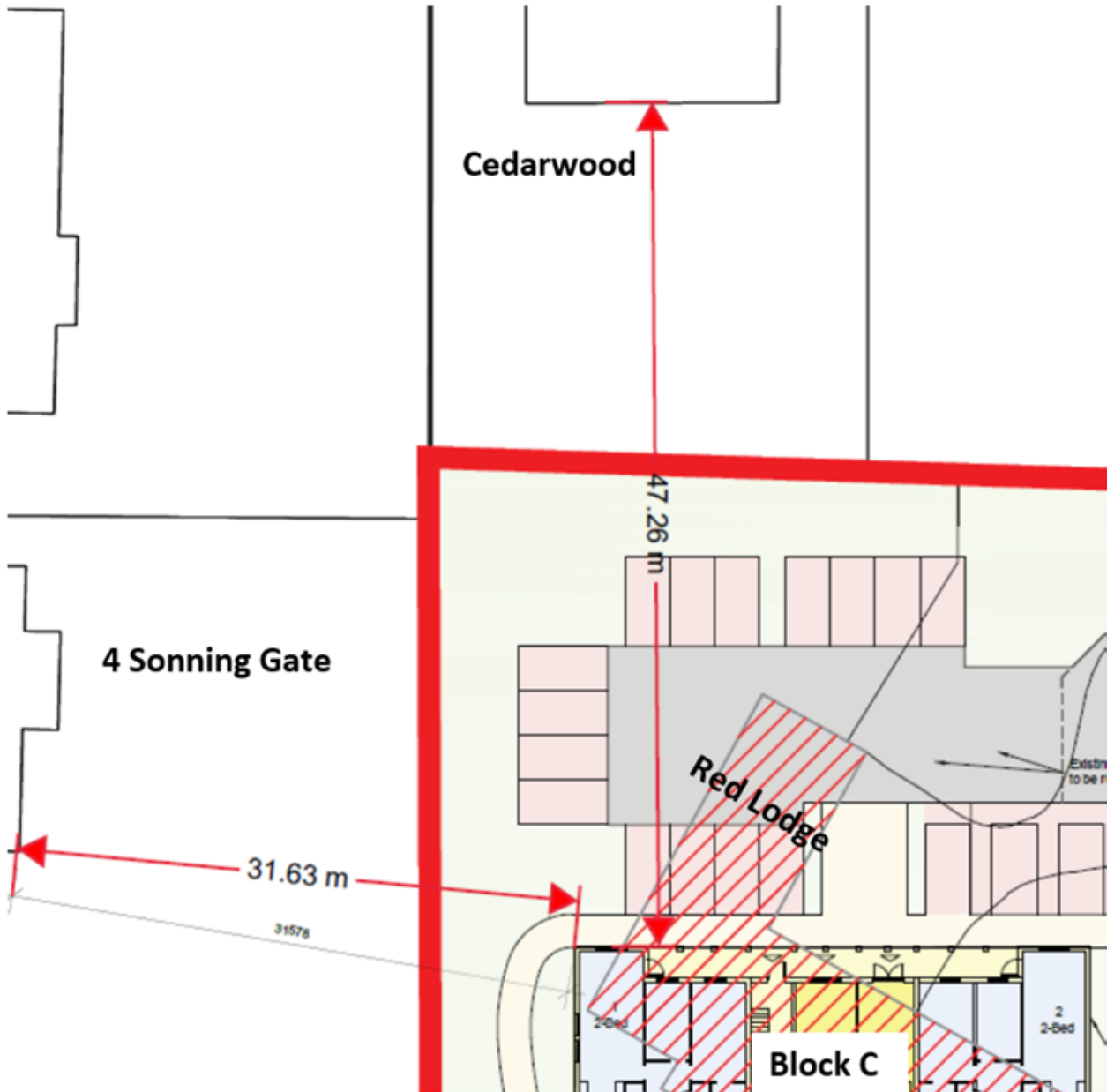
30. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council’s Borough Design Guide (BDG) stipulates that a minimum back-to-back distance of 30m should 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.

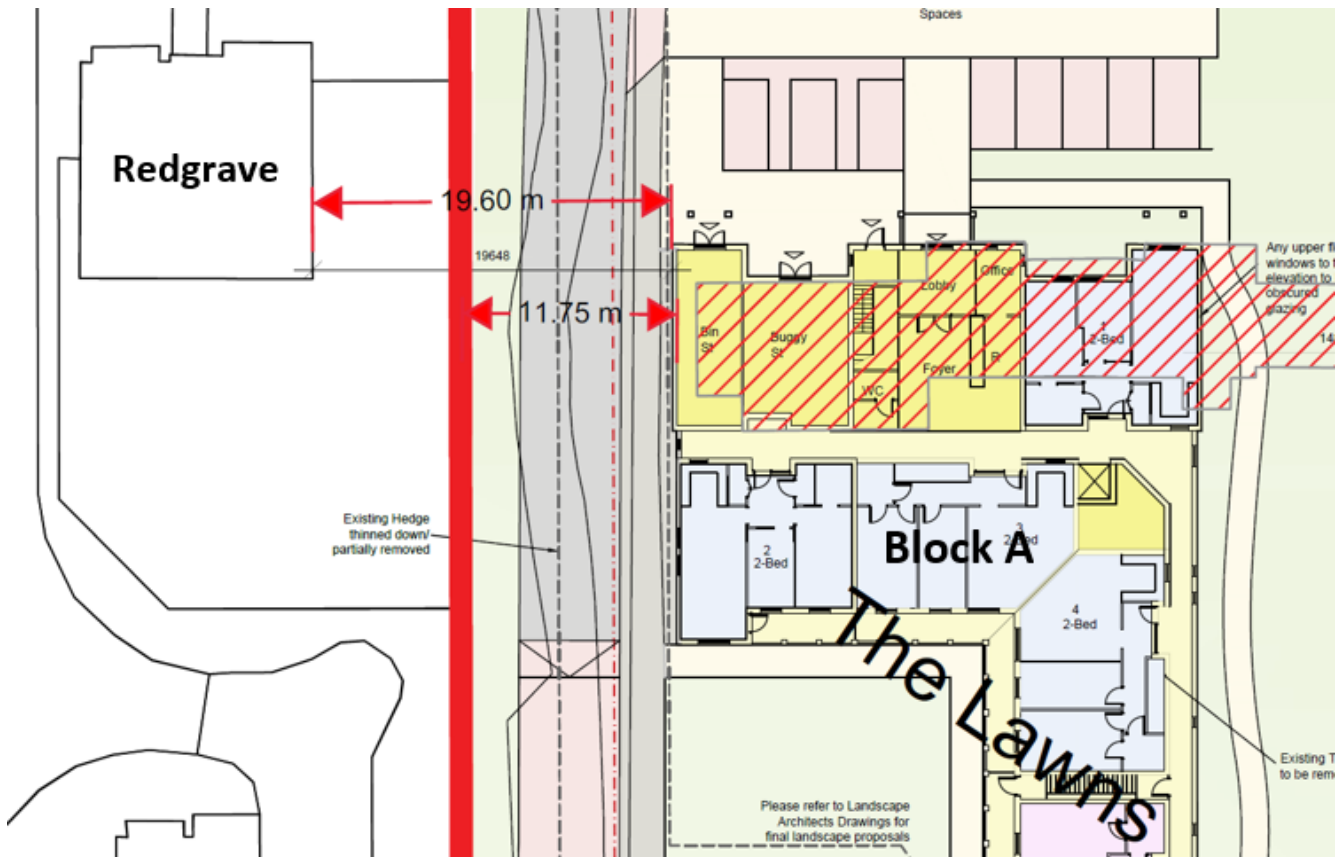
Fig. 5.0 - Relationship between Block C and 4 Sonning Gate and Cedarwood



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

## APPENDIX 3 – Application 201833 Report

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:**

## APPENDIX 3 – Application 201833 Report

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</b> | <b>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>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</b> | <b>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       |

## APPENDIX 3 – Application 201833 Report

|    |      |   |   |   |      |    |      |
|----|------|---|---|---|------|----|------|
| 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,*

### APPENDIX 3 – Application 201833 Report

*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

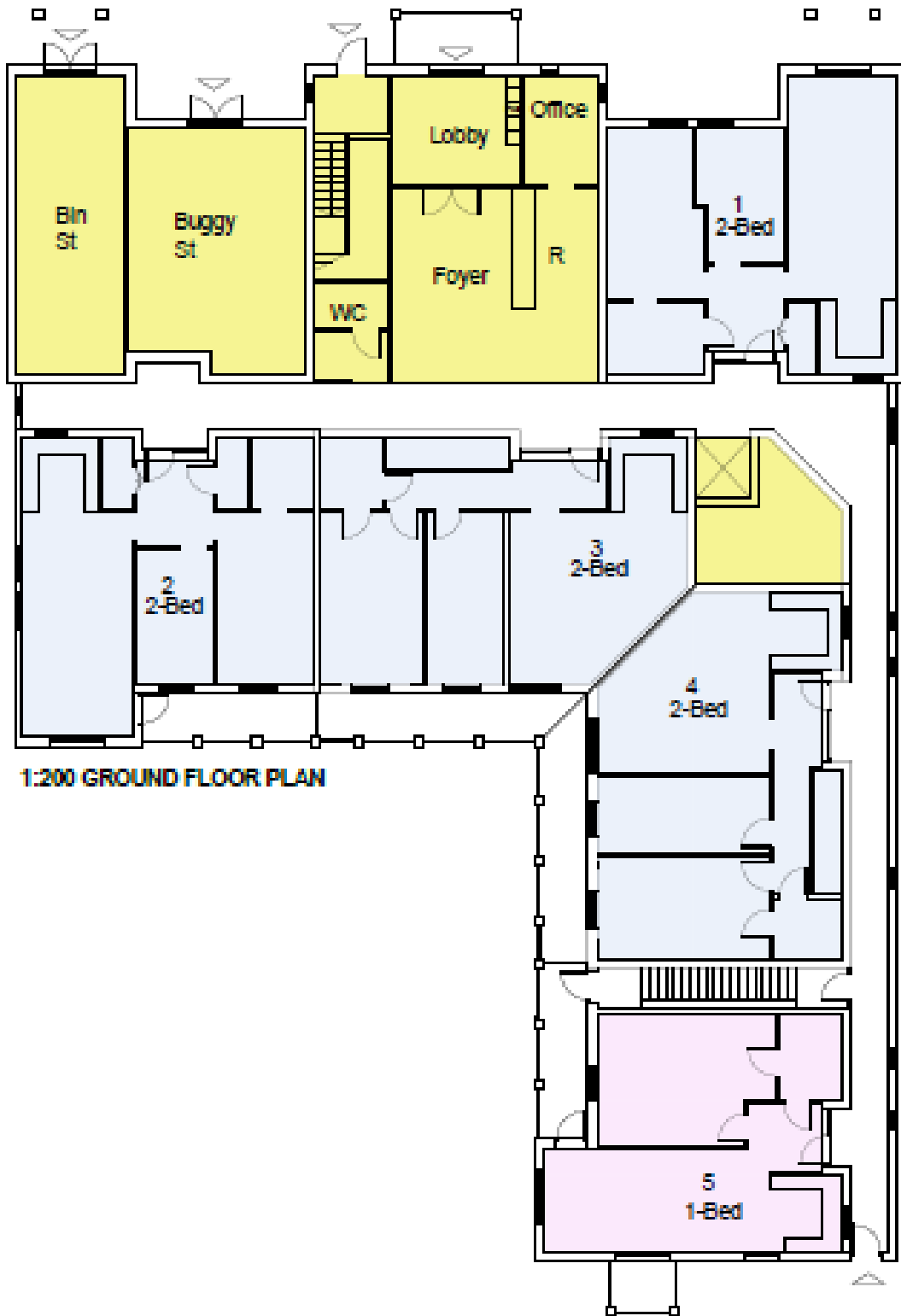


**APPENDIX 2: BLOCK A – FRONT VISUAL (n.b. this image is indicative as Appearance is a reserved matter)**



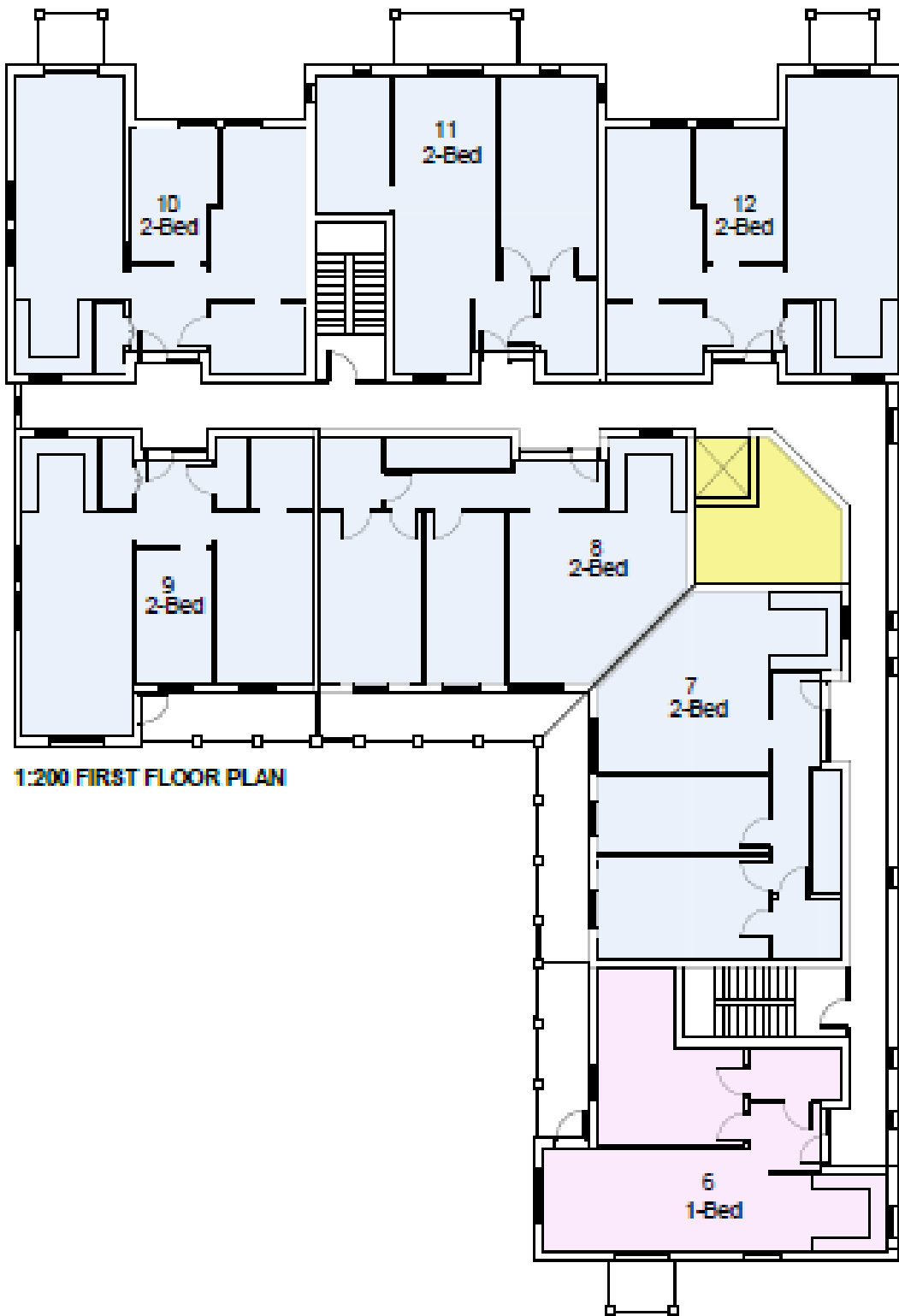


APPENDIX 3: BLOCK A – GROUND FLOOR PLAN



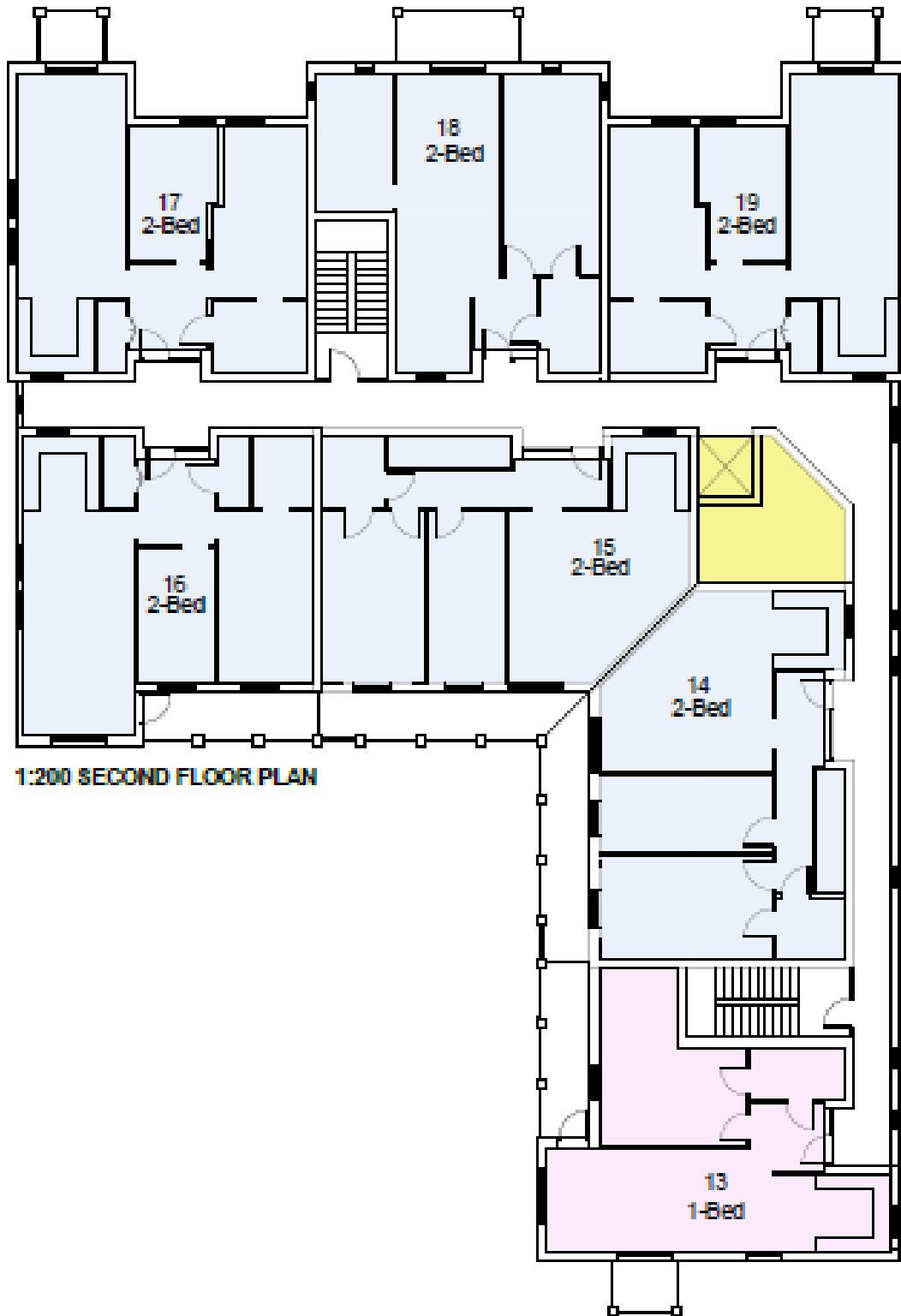
1:200 GROUND FLOOR PLAN

APPENDIX 4: BLOCK A – FIRST FLOOR PLAN



1:200 FIRST FLOOR PLAN

APPENDIX 5: BLOCK A – SECOND FLOOR PLAN



1:200 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.

This page is intentionally left blank



**Proposal:** 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).

**Applicant:** Arlington Retirement Lifestyles

The Committee considered a report about this application, set out in agenda pages 15 to 106.

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

Trefor Fisher, Sonning Parish Council, provided a statement in objection to the application. In his absence, the statement was read out by the Vice-Chair in the Chair. Trefor stated that the members of Sonning Parish Council were disappointed in the continuing promotion of this site for 57 flats, whilst many Sonning residents remained very strongly opposed to this proposed development for a variety of reasons. Trefor was of the opinion that the location remained of dubious sustainability, with access to and from the site being dangerous for both pedestrians and cyclists due to the busy surrounding roads and fast-moving traffic. The existing bus service continued to provide complaints to the Parish Council, including many in the past week. Trefor added that although the site was within 30 minutes walking distance from the centre of Woodley, this route remained very hazardous as it involved the crossing of the railway bridge with no pathway. Trefor stated that Sonning Parish Council had always regarded the policy of the adjacent building being very dominant as severely flawed, whilst site 5SO008 was being promoted by WBC in the Draft Local Plan Update, and queried if this could mean that another 3 blocks of flats could be built on site 8. Trefor stated that the extant approval included an S106 agreement in which the developer had to pay WBC the sum of over £1.6 million towards affordable housing in the Borough whilst this application had reduced this amount by 94% to £100,000, due to the lack of viability of the project. This represented one-sixth of the purchase price of only one of the 57 flats to be built, and whilst the clause stated that this may be increased, this was unlikely due to falling house prices and rising materials and labour costs. Trefor noted that the contribution towards affordable housing was clearly a major factor to Committee members when the previous application was approved. Trefor queried why, if the contribution to affordable housing was so important last year, why was it not important now. Trefor asked that the Committee seriously consider all of the points raised, and provide consistency with their decision.

Tim Burden, agent, spoke in support of the application. Tim thanked officers for their continued work on this application, and noted that the report considered the merits of the application. Tim stated that the outline scheme secured policy compliant affordable housing contributions, though concerns were raised over the viability of the scheme. Since that approval, materials and labour costs had markedly increased which had resulted in this new application being submitted. Independent consultants had concluded that the scheme would not be viable under the original terms of the planning permission, whilst a £100k contribution and a late deferred payment mechanism review would be provided alongside this new application. Tim stated that the substance of the application was predominantly the same, with some minor

internal modifications and the provision of an additional 4 car parking spaces. Landscaping would be agreed at a later stage, whilst the overall principle of development had already been accepted. Tim stated that there were no outstanding objections from internal consultees, and the site boundary would be reinforced with the building set back from the boundary.

Michael Firmager, Ward Member, spoke in objection to the application. Michael stated that he had previously objected to the original application on the basis that it was out of character with the surrounding area, constituted overdevelopment, had a shared access with the busy rugby club via a side-road, was serviced by an infrequent bus service, and was situated a long way from local amenities in an area with no pavement which would require many residents to have motorised transport. Michael added that he strongly supported the views of the Parish Council, local MP and local residents, and felt that the £100k affordable housing contribution was completely inadequate. Michael concluded by stating that this was an unsustainable development which would add to congestion issues and provide next to no affordable housing contribution, and felt it should be refused.

Stephen Conway stated that whilst he was sympathetic to the concerns of the Parish Council, residents and local Ward Member, the principle of the application had already been agreed. Stephen stated that if this application was refused and went to appeal, the Inspector would ask what was different between this application and the previously agreed application. Stephen commented that it would be hard to argue the case of a difference in built form between the original application and this application. Stephen stated that the Borough desperately needed additional affordable and social housing, however an independent viability assessment had deemed that the scheme was no longer viable on the original terms of the agreed planning permission. Stephen felt that it would be impossible to do anything other than approve this application in the absence of expert testimony to the contrary with regards to viability.

David Cornish sought clarity as to where there was a middle ground between the original commuted sum of £1.6m and the proposed £100k. Andrew Chugg, case officer, in responding to questions over viability, stated that the applicant's headline financial viability position was that the scheme was unviable in the region of £3m, whilst the independent viability assessment undertaken by the Council's appointed valuer had indicated that the scheme was more likely unviable to the amount of £1.3m. David Cornish felt that this suggested that the original forecast was likely very optimistic.

Andrew Mickleburgh sought a summary of some of the reasons that viability might have changed so dramatically. Andrew Chugg stated that discussions around viability did take place during the original application, and the applicant was willing to put a policy compliant scheme forwards and set the issue aside. A reassessment had now taken place which showed that the scheme was demonstrably unviable.

Wayne Smith was of the opinion that the only reason that the applicant put forward a policy compliant scheme originally was to gain planning permission with the view to return later. Wayne added that this application site sat within one of the most expensive areas of Berkshire, and felt that if the scheme was not viable here it would

not be viable anywhere. Wayne was of the opinion that the applicant had likely paid too much for the land originally.

Andrew Mickleburgh queried if the extant permission could be implemented if this application was refused. Andrew Chugg stated that the two applications were independent of each other, and if the extant scheme was delivered then the original affordable housing contributions would be required.

Andrew Mickleburgh queried whether the large scale of a development was a material consideration when applying a viability test. Brian Conlon, Operational Lead – Development Management, stated that local planning policies were in place which required developers to deliver a prescribed amount of affordable housing relative to the size of the development. It was up to applicants to outline circumstances which could dictate a lower amount of affordable housing. If the conclusions of viability assessments were ignored, developers would appeal the decision or choose not to develop the site. The size of a development was not distinctive in policy terms, and the previous application could have applied for the same reduction in affordable housing contributions if economic conditions were similar.

Stephen Conway felt that although there may be few members more committed to the delivery of affordable housing than himself, he felt that Wokingham Borough Council (WBC) would lose this case at appeal should the application be refused due to a lack of affordable housing delivery as expert advice had concluded that the development was not viable.

Chris Bowring stated his sympathy with comments made regarding the lack of affordable housing delivery, however, he added that the expert advice on this matter should be accepted, and the application should therefore be approved.

Wayne Smith reiterated his view that this was a development in a prime location with high property sale values, and the fact that only a £100k commuted sum for affordable housing was to be provided was completely inadequate.

David Cornish raised concern that approval of this application could set a precedent where developers overpaid for land in the knowledge that they could re-coup these costs by reducing the amount of affordable housing to be delivered.

Rebecca Margetts was of the opinion that this was a very dangerous precedent, and felt that a clear explanation was required from the developer as to how the viability had changed so dramatically. Alistair Neal reiterated this point, and sought detail of the change in viability. Brian Conlon stated that the £100k figure was not the total, but a starting point. A late stage deferred payment mechanism was the most appropriate tool to receive additional affordable housing contributions if economic circumstances changed.

Stephen Conway felt that the Committee needed to have a view as to the likely outcome of an appeal should this application be refused, and suggested that the Executive Member for Planning and the Local Plan may wish to look at the policy framework and see if this issue could be resolved locally in future.

Extract from Draft Minutes of the Meeting of the Planning Committee, 9 November 2022,  
Application Number 220663

Chris Bowring proposed that the application be approved, subject to conditions and informatives as set out in agenda pages 41 to 50. This was seconded by Stephen Conway. Upon being put to the vote, the motion fell.

Mary Severin, Borough Solicitor, confirmed that a motion to approve the application could be moved again at a future meeting if the application was deferred for a specific reason whereby different material considerations would be present.

Stephen Conway proposed that the application be deferred, to allow the applicant to provide further information on the issue of viability. This was seconded by Rebecca Margetts.

**RESOLVED** That application number 220663 be deferred, to allow the applicant to provide further information on the issue of viability.

# Agenda Item 58.

| Application Number | Expiry Date | Parish       | Ward     |
|--------------------|-------------|--------------|----------|
| 222516             | 16/12/2022  | 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 and returning to Committee following deferral for a site visit. |

|                             |   |
|-----------------------------|---|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on Wednesday, 14 December 2022         |
| <b>REPORT PREPARED BY</b>   | Operational Lead Development Management                   |
| <b>RECOMMENDATION</b>       | <b>APPROVAL - subject to conditions and informatives.</b> |

## SUMMARY

The application was presented to the Planning Committee on 09 November 2022 with a recommendation for conditional approval. It was deferred to allow a site visit to be undertaken to consider the proposed development's relationship with neighbouring properties. Additional information has been received from the agent to address concerns raised by neighbouring properties and therefore the Committee is asked to consider this information with this agenda item. The committee report from November's committee meeting is attached as an appendix to this report.

## RELEVANT PLANNING HISTORY

| Application No. | Description                | Decision & Date                             |
|-----------------|----------------------------|---|
| 17506           | Detached house and garage. | Refused, 27/07/1982<br>Dismissed at appeal. |
| 22660           | Replacement dwelling.      | Conditional Approval,<br>31/01/1985         |
| 23924           | Bungalow and Garage.       | Refused, 15/08/1985<br>Dismissed at appeal. |
| 27130           | Replacement dwelling       | Refused, 19/02/1987                         |
| 27737           | Dwelling                   | Conditional Approval,<br>16/07/1987         |
| 29156           | Bungalow                   | Conditional Approval,<br>26/11/1987         |
| 29908           | Bungalow (Plot 2)          | Conditional Approval,<br>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       |

|                                |  |
|--------------------------------|--|
| <b>DEVELOPMENT INFORMATION</b> |  |
| <b>CONSTRAINTS</b>             | <ul style="list-style-type: none"> <li>- Major Development Location (Settlement Edge – Countryside to the south east)</li> <li>- AWE Burghfield consultation zone (12km zone)</li> <li>- Flood Zone 1</li> <li>- Tree Preservation Order 286/1985 (Birch in northern corner)</li> <li>- Adjoins Public Open Space to the east (Limmerhill Road Amenity Space)</li> <li>- Bat consultation zone</li> <li>- Thames Basin Heath Linear Mitigation Zones (7km Linear Mitigation Zone)</li> <li>- Surface Water Nitrate Vulnerable Zones</li> <li>- Private Road/non classified road</li> </ul> |

|  |  |
|--|--|
| <b>CONSULTATION RESPONSES</b>  |  |
| <b>Internal</b>  |  |
| WBC Highways – No comments received.<br>WBC Landscape and Trees – No objections. |  |
| <b>External</b>  |  |
| 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> </ul> |

|  |  |
|--|--|
|  | <ul style="list-style-type: none"> <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**

### **Preamble**

1. The original scheme presented to the Planning Committee on 9th November 2022 was considered acceptable by the planning officer and so the additional information received from the agent is in response to member and resident concerns.

### **Impact on neighbouring properties**

2. The recent removal of hedgerow along the rear common boundary (which did not require planning permission and occurred independently from this application) has allowed for a greater degree of visibility between no.51 Dorset Way and the application site. However, the agent has confirmed that this vegetation was recently re-planted along the rear common boundary and will eventually provide a high level of screening and subsequent privacy similar to previous boundary hedging.



Recently re-planted vegetation.





Anticipated height of re-planted vegetation once fully grown.

### **Conclusion**

3. The planning officer believes that the original scheme presented to the Planning Committee on 9<sup>th</sup> November 2022 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.

**APPENDIX 1 – November 2022 committee report - Application No.222516 - "Cherry Trees", Limmerhill Road, Wokingham**

|  |  |
|--|--|
| <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> |

|  |
|--|
| <p><b>SUMMARY</b></p> <p>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.</p> <p>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.</p> <p>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.</p> |
|--|

| <b>RELEVANT PLANNING HISTORY</b> |                            |   |
|----------------------------------|----------------------------|---|
| Application No.                  | Description                | Decision & Date                             |
| 17506                            | Detached house and garage. | Refused, 27/07/1982<br>Dismissed at appeal. |
| 22660                            | Replacement dwelling.      | Conditional Approval,<br>31/01/1985         |
| 23924                            | Bungalow and Garage.       | Refused, 15/08/1985<br>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       |

|                                |  |
|--------------------------------|--|
| <b>DEVELOPMENT INFORMATION</b> |  |
| <b>CONSTRAINTS</b>             | <ul style="list-style-type: none"> <li>- Major Development Location (Settlement Edge – Countryside to the south east)</li> <li>- AWE Burghfield consultation zone (12km zone)</li> <li>- Flood Zone 1</li> <li>- Tree Preservation Order 286/1985 (Birch in northern corner)</li> <li>- Adjoins Public Open Space to the east (Limmerhill Road Amenity Space)</li> <li>- Bat consultation zone</li> <li>- Thames Basin Heath Linear Mitigation Zones (7km Linear Mitigation Zone)</li> <li>- Surface Water Nitrate Vulnerable Zones</li> <li>- Private Road/non classified road</li> </ul> |

|                               |   |
|-------------------------------|---|
| <b>CONSULTATION RESPONSES</b> |   |
| <b>Internal</b>               | <p>WBC Highways – No comments received.<br/> WBC Landscape and Trees – No objections.</p> |
| <b>External</b>               | <p>No comments received.</p>  |

| <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**

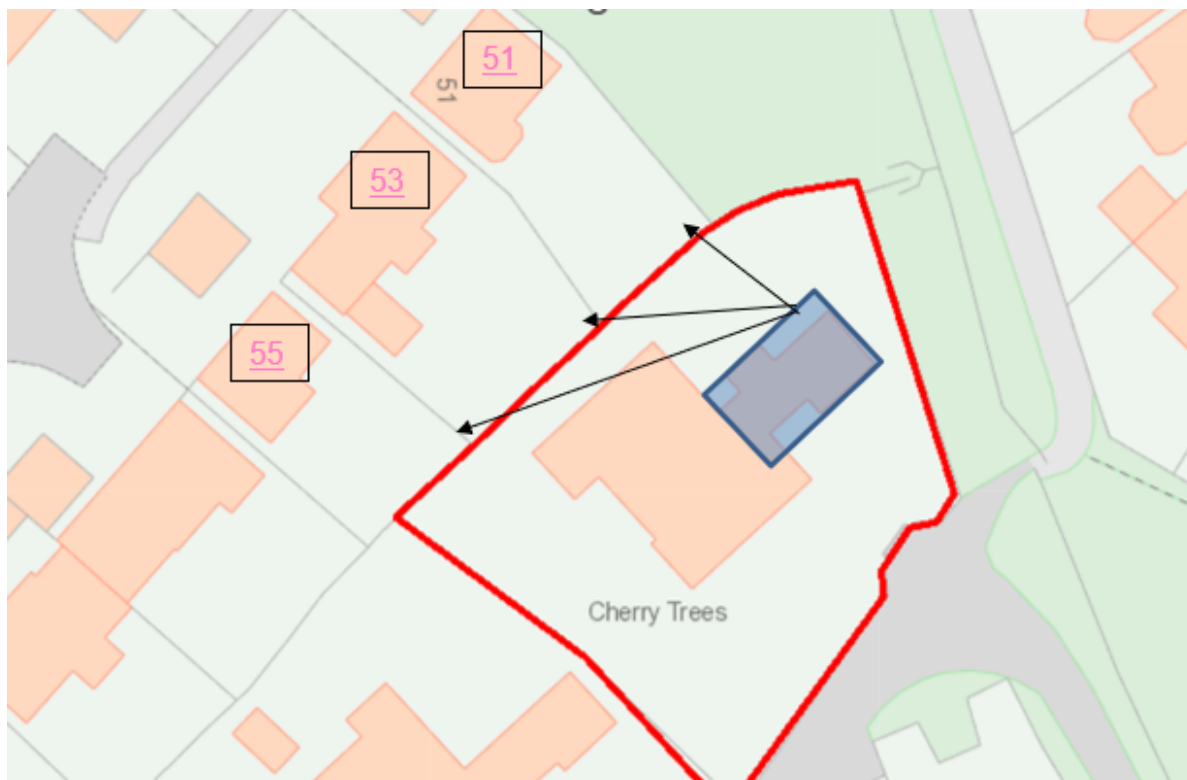
5. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design. Several objections have been received on the grounds that the proposed development would adversely impact 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

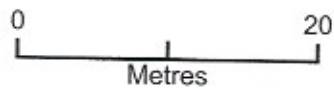
The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in 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.

This page is intentionally left blank

# 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

Scale: 1:500 @ A4



This page is intentionally left blank



**Proposal:** 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.

**Applicant:** Mr N Rainer and Mrs T How

The Committee considered a report about this application, set out in agenda pages 107 to 140.

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

Robert Kelly, resident, spoke in objection to the application. Robert stated that policy CP11 mandated that in the case of residential extensions, they should not result in inappropriate increases in the scale or form, whilst the Borough Design Guide stated that alterations and extensions should be clearly subservient to the form of the original building. Robert felt that this was not the case with this application, as the raising of the roof would not be subservient to the original dwelling. Robert added that the two-storey dwellings referred to in the report on Limerhill Road were on significantly larger plots than Cherry Trees shared with its sister bungalow, being far closer to its rear boundary edge than these other properties. Robert stated that the original planning application on this plot proposed a house, which was refused and dismissed on appeal. Robert felt that this showed that the Planning Authority had already deemed that it was wrong to have a two-storey dwelling on this plot. Robert stated that whilst a 23.5m separation distance to the properties on Dorset Way exceeded the minimum of 22m for new developments, this was not a new development and the guidelines stated that this may not be appropriate in relation to existing properties where character and privacy needed to be considered. Robert stated that there was a requirement to provide a greater distance or incorporate additional design features where upstairs living was proposed. Robert added that CP3 mandated that there be no detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Robert commented that the Dorset Way properties had always enjoyed excellent levels of rear garden privacy, with no direct line of site between 51 Dorset Way and Cherry Trees. Whilst the report referenced being able to see from rear facing rear window of 53 Dorset Way to 51 Dorset Way, this would require you to physically lean out of the window, which was not the same as a rear facing window which would overlook the entirety of rear gardens on Dorset Way. Robert felt that the proposal was more akin to a two and a half storey dwelling than a two-storey dwelling due to the existing elevation of the building. Robert was of the opinion that the submission tried to apply the rules of new developments and did not account for the provisions of existing properties, running counter to the balance that guidelines required, whilst providing no overarching public good and attracting objections from four of the five impacted properties. Robert urged the Committee to refuse the application.

Heather Paxton, agent, spoke in support of the application. Heather stated that Limerhill Road was a secluded road comprised mainly of properties which were two-storey houses. The bungalows in question were the only properties that had not been developed, and as such pre-application advice had been sought in 2021 to ensure proposals were in accordance with local and national planning policies. The

application before the Committee was based on this advice, whilst to the agent's and applicant's knowledge there were no restrictions as to development on this site. Heather stated that the designs were sympathetic and would only raise the roof by 1.7m, which was minimal compared to a traditional two-storey extension with internal ceiling heights of 2.4m. Heather stated that the only part of the property which was proposed to be raised was over the garage and adjoining area which would accommodate a staircase. Heather noted that the Borough Design Guide allowed for exceptions in specific circumstances in terms of scale, form and subserviency. Heather felt it important that the policy compliant separation distances were acknowledged, whilst an independent event had resulted in a hedgerow being removed between 51 Dorset Way and Cherry Trees which had subsequently increased the visual line of site. This action was separate to this planning application, and was carried out in consultation with residents behind the application property. Heather stated that there was a plan to 'pleach' trees on the boundary where the hedgerow used to sit, which would branch the trees together up to 3m in height, encouraging wildlife and improving privacy. Heather concluded that by stating that privacy concerns were already present, and the proposal was policy compliant in-principle.

Adrian Mather, Ward Member, spoke in objection to the application. Adrian stated that he was supporting the residents of Dorset Way. Adrian added that it was very difficult to understand the elevation of the site from maps or pictures, whilst the bungalow currently sat above the two-storey houses on Dorset Way due to the elevation of the site. Adrian stated that this meant that the single-storey bungalow already dominated the skyline, and the proposal to add a second storey was very distressing for residents. Adrian added that residents found the proposals to inappropriately increase the scale, form, and footprint of the existing structure. Adrian felt that if the additional height of Cherry Trees was considered, the minimum separation distance of 22m would not be met. Adrian was of the opinion that the conversion of this bungalow would set a bad precedent with an aging population, and strongly encouraged the applicant to return with a proposal for a ground floor extension.

Stephen Conway queried whether the elevation of the site would in any way counter the compliance with regards to separation distances. Tariq Bailey-Biggs, case officer, stated that there was an approximate 1.5m height differential between Cherry Trees and the properties on Dorset Way, whilst first floor bedroom windows would be situated 23.5m from the furthest protruding section 51 Dorset Way which would accommodate for the additional 1.5m in height. Tariq stated that the 1.5m height differential was considered modest, and the property was considered a two-storey dwelling.

Stephen Conway queried the relative height of the proposed windows in comparison to the ridge height of neighbouring properties, in order to ascertain how prevalent the issue of overlooking into neighbouring gardens might be. Brian Conlon, Operational Lead – Development Management, stated that the area of garden closest to the application site with the most prevalent view from Cherry Trees was the end of the garden, with residents more likely to use the portion of the garden nearest their property. Newer housing along Limerhill Road frequently had separation distances of less than 22m, and the proposals and potential impacts before the Committee were

no more significant that could be found in the immediate area. Stephen Conway commented that an existing relationship between properties would be very different to the relationship between new dwellings.

David Cornish commented that the officer report stated that the application stood on its own merits in response to a neighbour comment regarding precedent, whilst in a following paragraph noting the precedent of properties in the vicinity with lower separation distances. David was of the opinion that the report should not both dismiss and use precedent in alternate ways. David queried what a technical departure was in relation to separation distances from standards within the Borough Design Guide, and felt that it was not up to the Council to determine which portion of a garden was most useable. Tariq Bailey-Biggs stated that the Borough Design Guide required a minimum depth of 11m, whilst the proposal would provide 9.8m of garden depth with a 1.2m shortfall. As the overall separation distance was 23.5m, on balance the scheme was considered to be acceptable. Brian Conlon stated that the Borough Design Guide was only a guide, and whilst it was good practice to seek to achieve guidelines where relevant, it was not always possible or practical and the individual circumstances of each application needed to be carefully considered. The properties on Limmerhill Road gave an established context, and departure from this established context would need to be justified.

Andrew Mickleburgh stated that one of the proposed unobscured windows appeared to be large, and queried if this was a material consideration. Brian Conlon stated that back-to-back relationships, front-to front-relationships, the topography of the land and the size of windows were all considerations when assessing planning applications however none were overriding. The upstairs bedroom windows of the majority of dwellings in this area would have some visibility to neighbouring back gardens, and it was not felt reasonable to condition for these new windows to be obscure glazed.

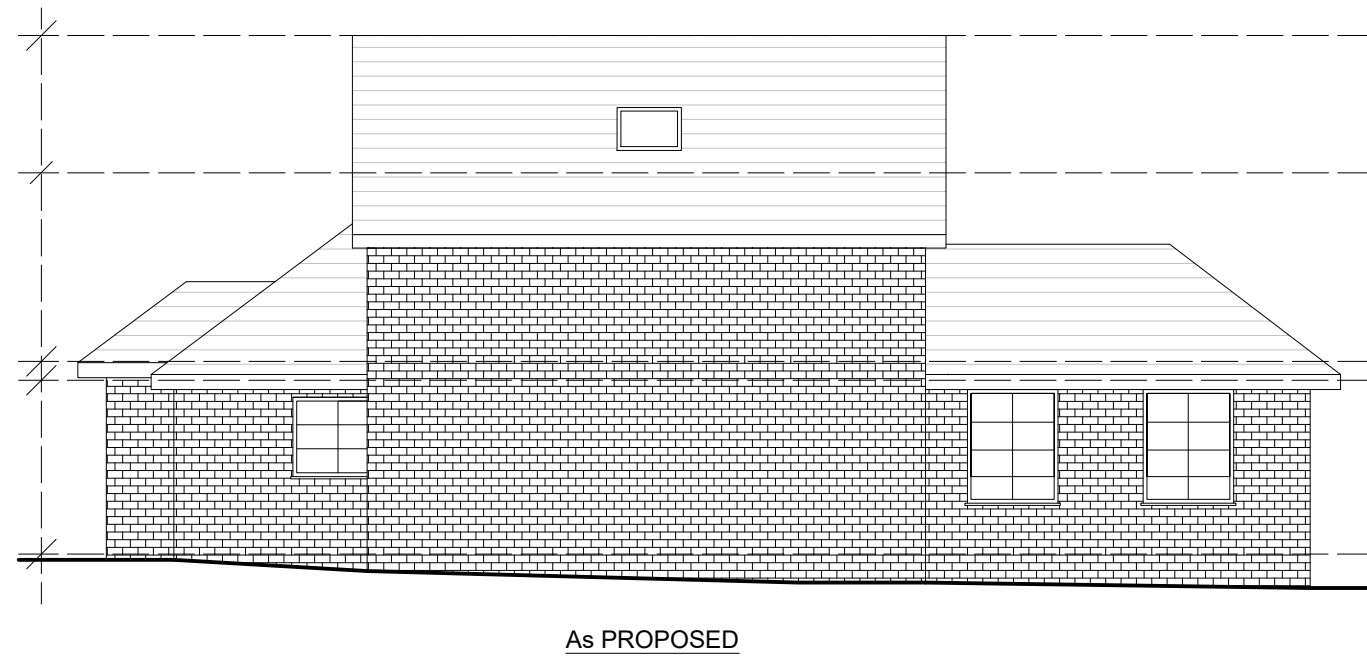
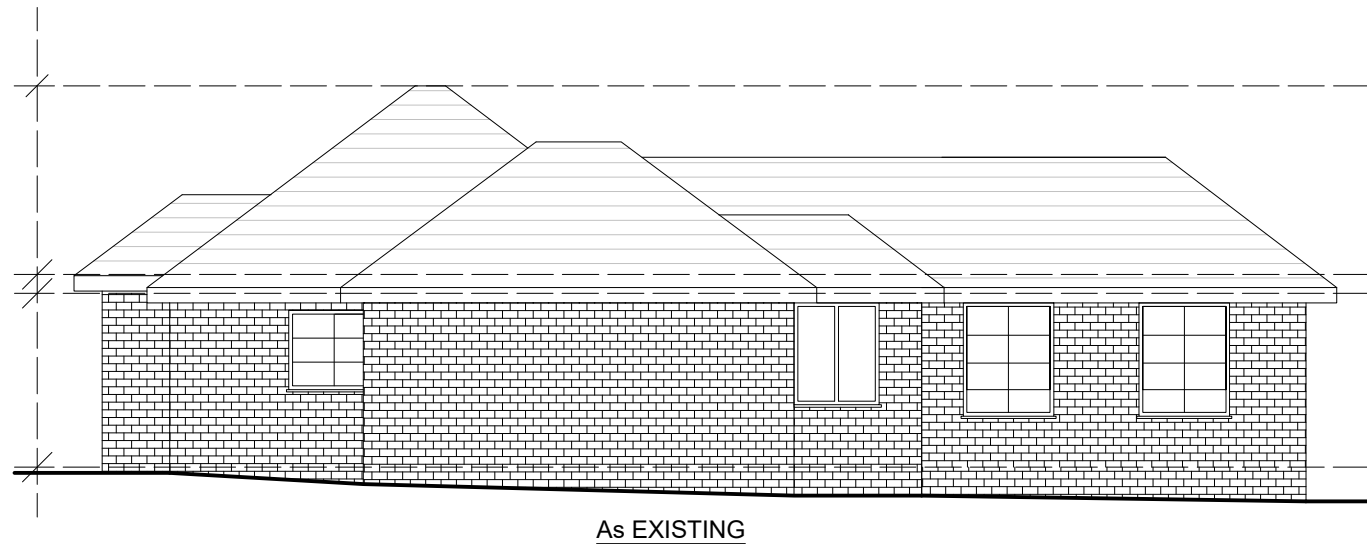
David Cornish was of the opinion that the back garden of 51 Dorset Way would be entirely overlooked based on the diagrams appended to the Committee report.

Wayne Smith was of the opinion that a site visit would allow the Committee to ascertain a fuller picture of the relationship between the different dwellings, including height differentials and issues surrounding overlooking.

Wayne Smith proposed that the application be deferred to allow for a site visit to be undertaken to aid the Committee in understanding the relationship between the different dwellings, including height differentials and issues surrounding overlooking. This was seconded by Rebecca Margetts.

**RESOLVED** That application number 222516 be deferred, to allow for a site visit to be undertaken to aid the Committee in understanding the relationship between the different dwellings, including height differentials and issues surrounding overlooking.

This page is intentionally left blank



**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.

**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

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

CRP

DRAWING NUMBER

**PL20165/04**

REVISION

This page is intentionally left blank



**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.

**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

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

CRP

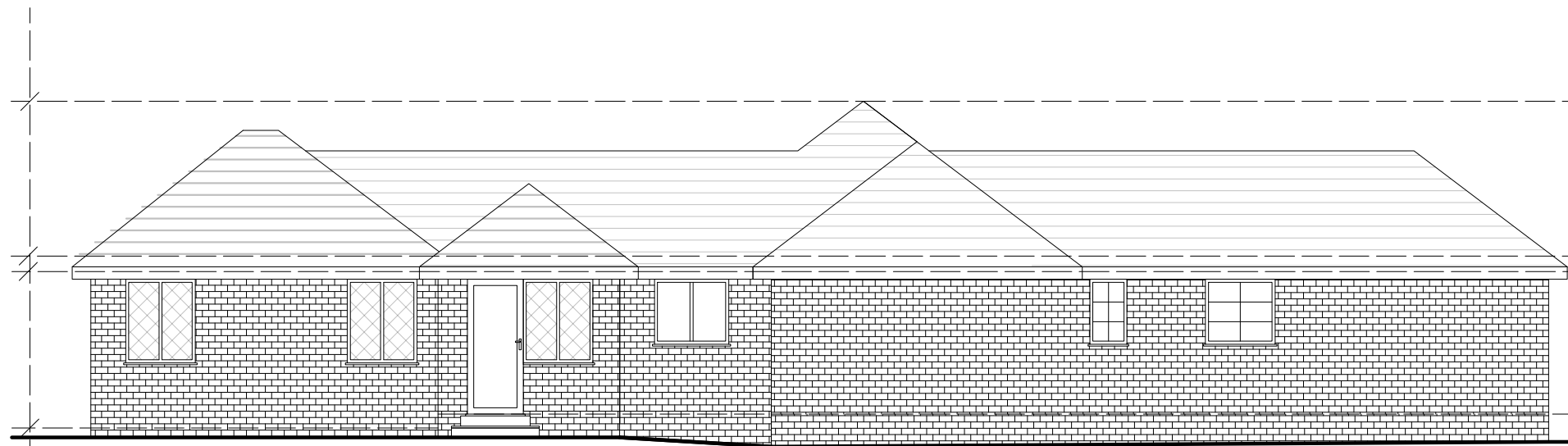
DRAWING NUMBER

**PL20165/03**

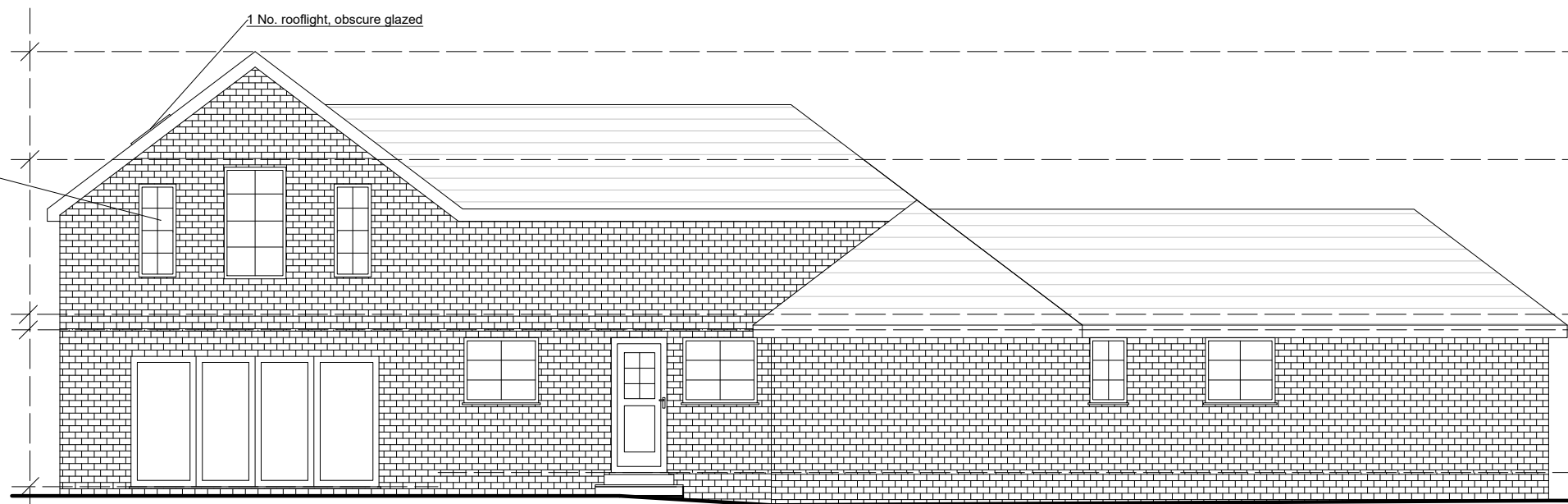
REVISION

This page is intentionally left blank





As EXISTING



As PROPOSED

**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.

161

**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

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

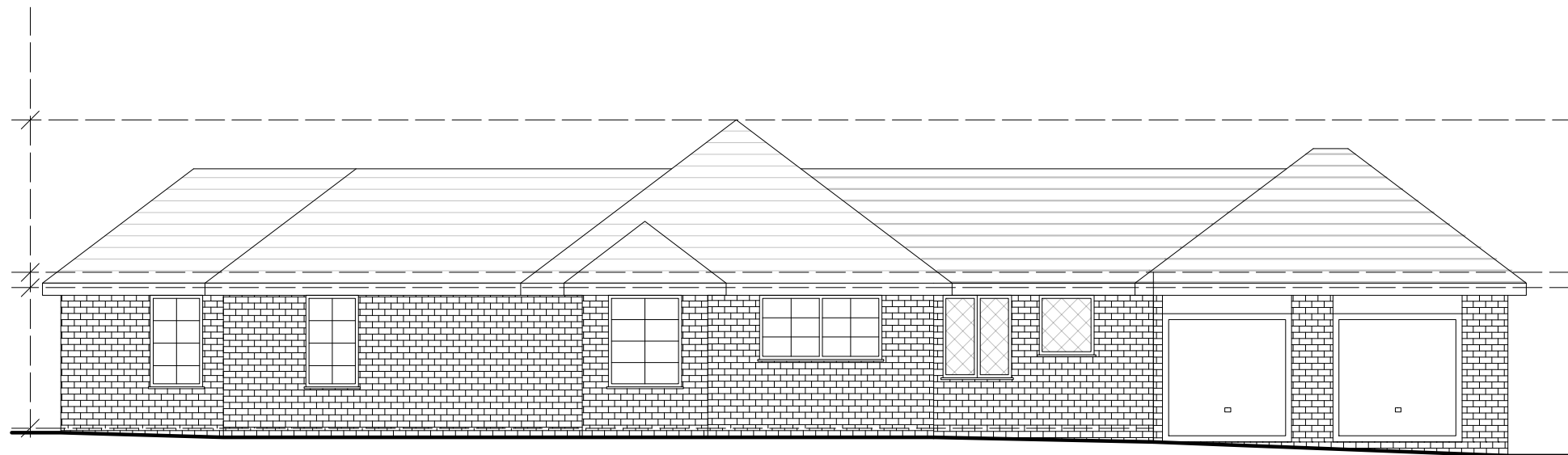
CRP

DRAWING NUMBER

PL20165/02

REVISION

This page is intentionally left blank



As EXISTING



As PROPOSED

**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.

**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

FRONT ELEVATIONS

53 EASTHEATH AVENUE  
WOKINGHAM  
BERKSHIRE  
RG41 2PP

TELEPHONE:  
0118 979 4959

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

CRP

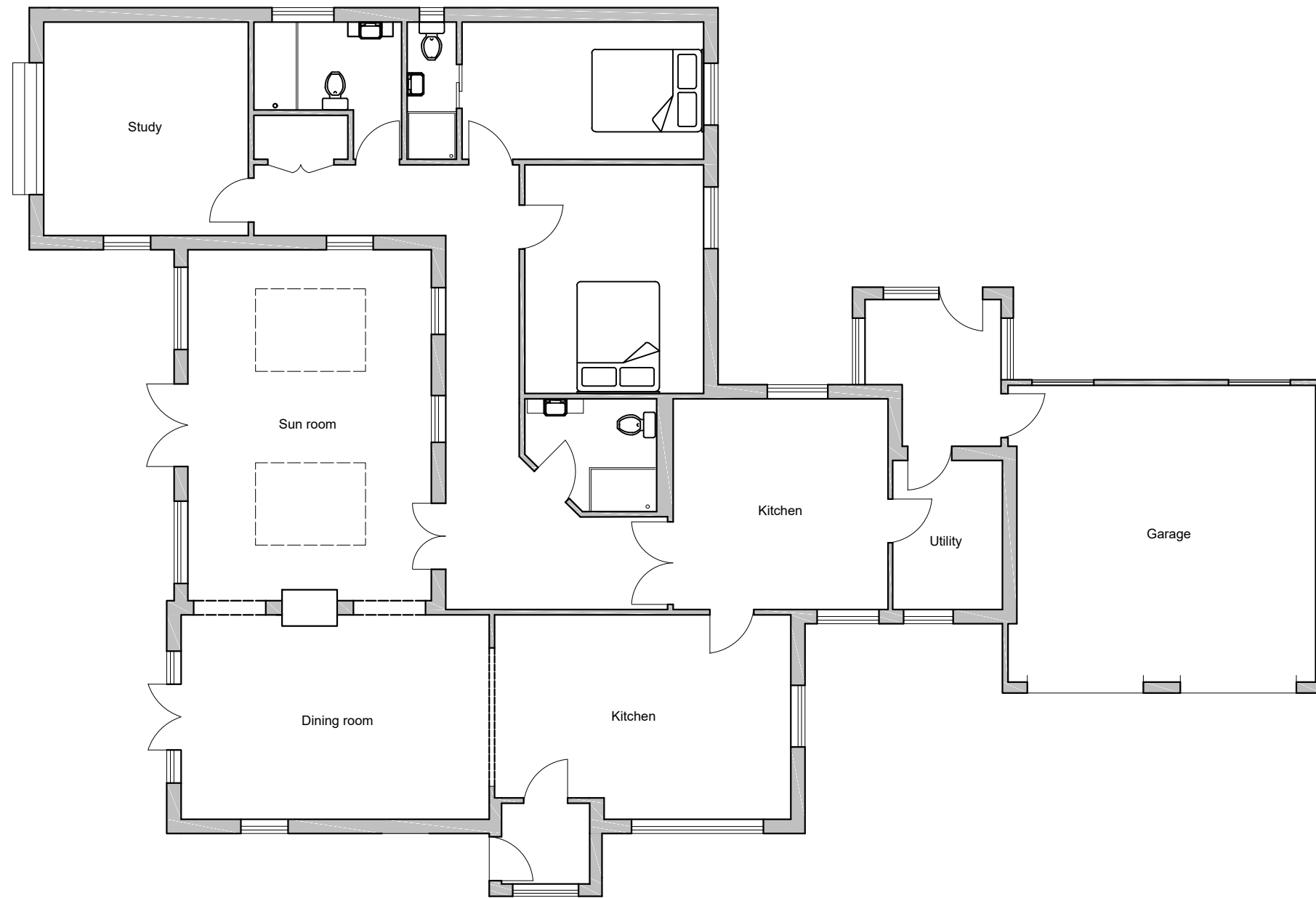
DRAWING NUMBER

PL20165/01

REVISION

This page is intentionally left blank

165



As EXISTING

**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.

**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:  
0118 979 4959

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

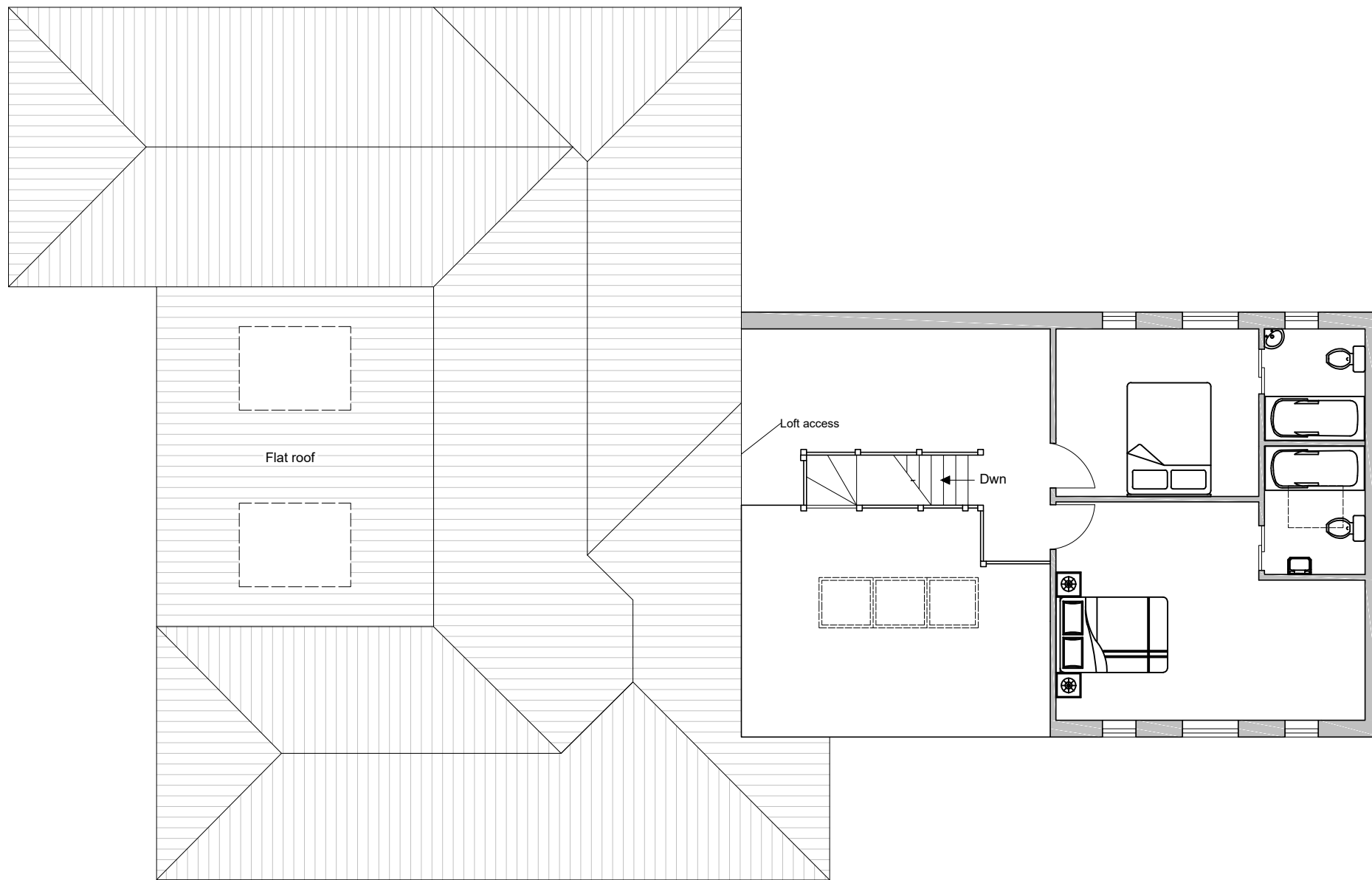
CRP

DRAWING NUMBER

REVISION

**PL20165/05**

This page is intentionally left blank



As PROPOSED

**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.

**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

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

CRP

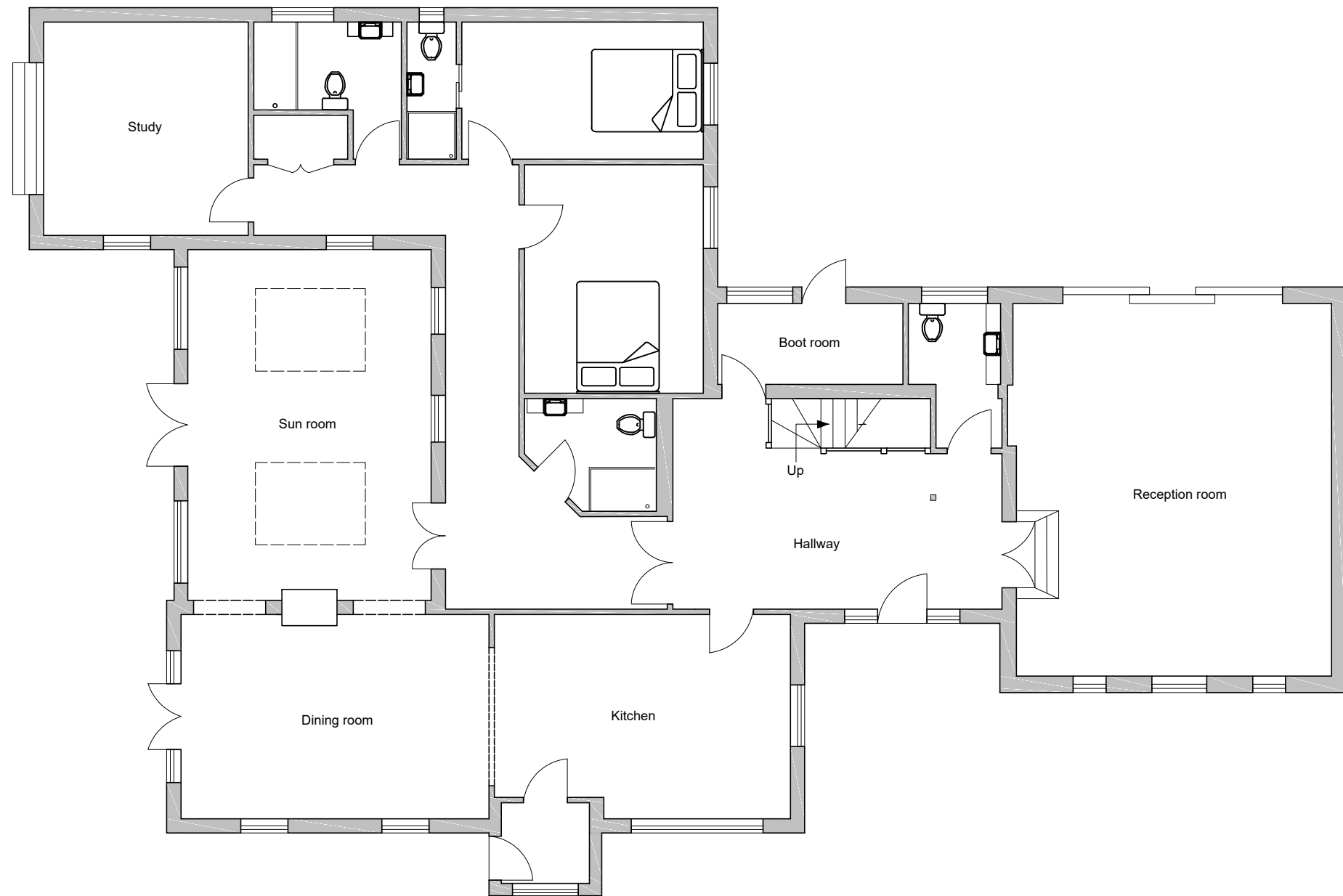
DRAWING NUMBER

**PL20165/07**

REVISION

This page is intentionally left blank





As PROPOSED

**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.

**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:  
0118 979 4959

SCALE BAR



DRAWN

DATE

SCALE

CHECKED

HP

AUG 2022

A3 - 1:100

CRP

DRAWING NUMBER

**PL20165/06**

REVISION

This page is intentionally left blank

**Front Elevation**







South-west side elevation





**Rear/North East side elevation**





**Rear elevation**



This page is intentionally left blank

# Agenda Item 59.

| Application Number | Expiry Date | Parish  | Ward    |
|--------------------|-------------|---------|---------|
| 212720             | EXT         | Twyford | Twyford |

|  |   |
|--|---|
| <b>Applicant</b>                             | Croudace Homes  |
| <b>Site Address</b>                          | Land at Bridge Farm, Twyford  |
| <b>Proposal</b>                              | Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered.) |
| <b>Type</b>                                  | Hybrid  |
| <b>Officer</b>                               | Sophie Morris   |
| <b>Reason for determination by committee</b> | Major application   |

|                             |  |
|-----------------------------|--|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on 14 <sup>th</sup> December 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 relating to the following Heads of Terms (HoTs):</b></p> <ul style="list-style-type: none"> <li>• Affordable Housing Provision – 40% on site provision with a tenure split of 70% social rent, 25% First Homes and 5% shared ownership; The remaining 60% of Dwellings to be provided as open market dwellings;</li> <li>• Open Space delivery, transfer to WBC and maintenance thereafter;</li> <li>• Open Space maintenance sum;</li> <li>• Biodiversity Net Gain off-site provision (if Biodiversity Net Gain not secured in kind Biodiversity Net Gain Contribution to be paid in lieu)</li> <li>• Public Transport Subsidy contribution;</li> <li>• My Journey Travel Plan contribution;</li> <li>• Off-site allotments contribution;</li> <li>• Off-site sports facilities contribution;</li> <li>• Costs of the Traffic Regulation Order along the A4;</li> <li>• Costs of school speed reduction signs at the Piggott School;</li> <li>• Delivery of Toucan crossing on A4 subject to completion of a Section 278 agreement or minor works agreement pursuant to the Highways Act 1980 (as amended) as appropriate;</li> <li>• Employment Skills Contribution;</li> </ul> |
|-----------------------|--|

- Contribution to WBC's Air Quality improvement initiatives;
- Prior to commencement of development to either complete an agreement pursuant to sections 38 and/or 278 of the Highways Act 1980 (as amended) to dedicate the estate roads or parts thereof on the application site for adoption by the Council (subject to the plans and specifications for the roads being to the Council's adoptable standards) failing which or at the election of the developer/owner to enter a further supplementary deed under section 106 of the Town and Country Planning Act 1990 (as amended) and other enabling powers prior to the approval of reserved matters application to secure, amongst other things, arrangements for the satisfactory construction and through a management company for the maintenance in perpetuity of the estate roads or parts thereof as private streets.
- S106 Monitoring Contribution;

**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):**

**C. Alternative recommendation: 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 six months of the date of the committee resolution (unless a longer period is agreed by the chairman of the Planning Committee and confirmed in writing by the Local Planning Authority) for the following reasons:**

- 1) In the absence of a planning obligation to secure suitable contributions / on site and off works for the following:
  - Affordable Housing Provision – 40% on site provision with a tenure split of 70% social rent, 25% First Homes and 5% shared ownership;
  - Open Space delivery, transfer to WBC and maintenance thereafter;
  - Open Space maintenance sum;
  - Biodiversity Net Gain off-site provision (if Biodiversity Net Gain not secured in kind Biodiversity Net Gain Contribution to be paid in lieu)

- Public Transport Subsidy contribution;
- My Journey Travel Plan contribution;
- Off-site allotments contribution;
- Off-site sports facilities contribution;
- Costs of the Traffic Regulation Order along the A4;
- Costs of school speed reduction signs at the Piggott School;
- Delivery of Toucan crossing on A4;
- Employment Skills contribution;
- Prior to commencement of development to either complete an agreement pursuant to sections 38 and/or 278 of the Highways Act 1980 (as amended) to dedicate the estate roads or parts thereof on the application site for adoption by the Council (subject to the plans and specifications for the roads being to the Council's adoptable standards) failing which or at the election of the developer/owner to enter a further supplementary deed under section 106 of the Town and Country Planning Act 1990 (as amended) and other enabling powers prior to the approval of reserved matters application to secure, amongst other things, arrangements for the satisfactory construction and through a management company for the maintenance in perpetuity of the estate roads or parts thereof as private streets.
- S106 Monitoring Contribution;

The Local Planning Authority is unable to satisfy itself that the proposal includes adequate mitigation measures to prevent the proposed development from having an adverse effect on infrastructure, services and would fail to provide affordable housing. This is contrary to the requirements of the NPPF and would compromise the delivery of the necessary infrastructure. This is contrary to policies CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP10, CP18 and Appendix 7 of the Core Strategy, policies CC01, CC08, TB08, TB12 of the Managing Development Delivery Development Plan Document.

## SUMMARY

The proposal is a hybrid planning application, in that it seeks outline planning permission for up to 200 dwellings on the site, with full planning permission sought for access, which is being considered in full at this stage. All matters are reserved except for access, and whilst an illustrative masterplan accompanies the application, only the principle of development is being considered at this stage therefore detailed layout and design will be considered under subsequent reserved matters applications.

The application site comprises a greenfield site of approximately 12.2 hectares located between the Henley branch train line to the east and River Loddon to the west. To the north

lies the A4 and to the south a children's nursery. Residential development lies beyond the railway line to the east, and the development limits of the major development location of Twyford terminate at the western edge of that residential development. The site is therefore located close to, but outside of the current development limits of Twyford. The site is therefore located in the countryside.

As such, given the site is situated within the countryside, and not within the development limits as identified within the adopted Core Strategy, the proposals would not accord with the current adopted settlement boundary and countryside policies which seek to restrict development in such areas other than in a limited number of instances. However, as outlined in the report, the Council cannot currently demonstrate a five-year housing land supply, and as such, and in accordance with the NPPF, policies which are considered most important to the determination of planning applications should be considered out of date for decision making and the NPPF tilted balance in the presumption of sustainable development is engaged unless any adverse impacts would significantly and demonstrably outweigh the benefits.

It is noted that the reason for the Council's lack of a five-year housing land supply is a result of past over delivery rather than under delivery, and therefore the tilted planning balance should be tempered. However, given the location of the site, directly adjacent to Twyford and comprising a direct link to Twyford from the south, the proposals are not considered to result in any significant adverse impacts that would undermine the objectives of development plan policy, or would lead to suggest that the application should be refused.

In this case, the location of the development is considered to be sustainable and would allow easy and safe access to facilities within walking distances to local services and facilities within Twyford. The proposals are therefore considered to be well aligned with the underlying objectives of the policies concerning proposals outside development limits and in the countryside. It should also be noted that the NPPF does not dismiss development which is located outside of defined development limits provided it is located in a sustainable location. Moreover, it is noted that the A4 to the north and River Loddon to the west form natural breaks to development around Twyford.

As advised, it is considered that the proximity of the site to the centre of Twyford would provide occupants ease of access to a range of retail and other local services by foot or cycle, including Twyford train station which is considered a significant benefit. Given the sustainable location of the site and the scale of the proposals, the application proposals would not result in significant adverse impacts upon the surrounding highway network. The proposed access to the site is considered to be acceptable in principle. It should also be noted that the access has been designed to serve this development only and not any other speculative applications to the north. Whilst the design and layout of the site are reserved matters, the FRA has applied the sequential approach to establish an outline parameter plan which would ensure that all built development would be situated outside of flood zones 2 and 3, including an allowance for climate change as required at this time.

The proposals would bring about public benefits to the area, including the provision of 40% of on-site affordable housing. This is considered to be a benefit of the scheme that should be afforded great weight in the planning balance. The proposals would also contribute towards the Councils 5-year housing land supply, and proposals located where they are considered sustainable should be afforded more weight in the planning balance than those which are considered less sustainable. Bringing forward proposals located in sustainable

locations will also assist the Council in defending less sustainably located and unplanned proposals at appeal.

The proposals are considered to strike an appropriate balance between the provision of a sustainable housing scheme while respecting the surrounding character and appearance of the area. The proposed development would be set within an attractive landscaped setting, which benefits from existing established mature trees both within and around the site. The proposed landscape strategy would provide a landscape buffer between the edge of the built form of the proposals and the setting of the River Loddon, and as such would not result in excessive proliferation of development away from development limits into open countryside and as such would not compromise the separate identity of settlements. The provision of public open space in connection with the proposals would also see parts of the site being brought into public use for recreational enjoyment, and would include a riverside park, an orchard, and a children’s play area, which would benefit a wider population than just those residing on the site.

It is noted that the site is proposed for allocation within the Draft Local Plan, and whilst this is still at a fairly early stage and carries limited weight, in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance as the proposed development is not so substantial in itself nor would it contribute to a cumulative effect that would undermine the plan-making process.

The development proposals for this site are therefore considered to be sustainable, provide greater public access to the river, up to 80 new affordable homes in a high value area and the opportunity to deliver high quality development in accordance with the Council’s overall spatial strategy. In accordance with the application of the tilted planning balance of NPPF paragraph 11 (d), there are no identified adverse impacts associated with the proposals that would significantly and demonstrably outweigh the benefits and there are no other material planning considerations of significant weight that would dictate that the application should be refused. As such, in line with the NPPF paragraph 11, Officers are recommending the application for approval, subject to the conditions and informatives listed and an accompanying S106 agreement.

| <b>RELEVANT PLANNING HISTORY</b>   |   |                     |
|--|---|---------------------|
| <b>Application Number</b>  | <b>Proposal</b>   | <b>Decision</b>     |
| 211853   | EIA Screening Opinion for a development of up to 200 dwellings  | Not EIA development |
| 172016   | Submission of details to comply with the following conditions of planning consent 162284 (23 November 2016) | Approved 2017       |
| 162284   | Erection of a detached dwelling   | Approved Nov 2016   |
| 160287   | Erection of two detached dwellings  | Refused May 2016    |
| <b>RELEVANT APPEAL DECISIONS</b>   |   |                     |
| Willow Tree House (Application ref 203560, Appeal ref APP/X0360/W/21/3275086)  |   |                     |
| Land at Baird Road (Application ref 202303, Appeal ref APP/X0360/W/21/3276169) |   |                     |

| <b>DEVELOPMENT INFORMATION</b>       |  |
|--------------------------------------|--|
| Proposed units                       | Up to 200  |
| Proposed density - dwellings/hectare | 35 DPH (approx) to be determined at RM stage   |
| Number of affordable units proposed  | Up to 80 (40%) all on site   |
| Previous land use                    | Agricultural (cattle grazing in connection with dairy farm)  |
| Existing parking spaces              | 0  |
| Proposed parking spaces              | To be determined at the reserved matters stage in line with WBC parking standards  |
| Proposed public open space           | Approximately 6ha  |
| <b>PLANNING STATUS</b>               | Countryside<br>Flood Zones 1, 2 & 3<br>Sand and gravel extraction<br>BMV Agricultural Land<br>Groundwater consultation zone<br>Landfill consultation zone<br>Minerals consultation zone<br>Potentially Contaminated land consultation zone<br>Landscape Character Assessment Area B1 'Loddon River Valley with Open Water' |

| <b>CONSULTATION RESPONSES</b>             |   |
|---|---|
| Berks, Bucks and Oxon Wildlife Trust      | No comments received  |
| Crime Prevention Design Officer           | No comments received  |
| Environment Agency                        | No objections subject to conditions                                 |
| ESP Utilities Group                       | Standing advice on gas and electric assets in vicinity of the site  |
| Fulcrum pipelines                         | Standing advice on gas pipelines in vicinity of the site            |
| Gigaclear                                 | Standing advice regarding listed assets within vicinity of the site |
| GTT                                       | Standing advice regarding listed assets within vicinity of the site |
| National Grid                             | No comments received  |
| Natural England                           | No objection  |
| National Planning Casework                | No comments received  |
| Network Rail                              | No objections – informatives 10 & 11                                |
| Buckingham, Oxfordshire, and Berkshire    | No objection  |
| West Integrated Care Board (ICT)          |   |
| Royal Berkshire Fire and Rescue           | No objection  |
| Southern Gas Networks                     | No comments received  |
| SEE Power Distribution                    | No comments received  |
| Thames Water                              | No objection subject to conditions and informatives                 |
| WBC Biodiversity                          | No objection subject to conditions and S106                         |
| WBC Growth and Delivery (Planning Policy) | No objection subject to conditions                                  |



|  |   |
|--|---|
| WBC Economic Prosperity and Place (Community Infrastructure) | No objection subject to S106 affordable housing obligations |
| WBC Drainage   | No objection subject to conditions                          |
| WBC Education (School Place Planning)                        | No objection  |
| WBC Environmental Health                                     | No objection subject to conditions                          |
| WBC Green Infrastructure                                     | No objection subject to conditions and S106                 |
| WBC Highways   | No objection subject to conditions and S106                 |
| WBC Sports Development (Places and Neighbourhoods)           | No comments received  |
| WBC Tree & Landscape   | No objection subject to conditions                          |
| WBC Cleaner & Greener (Waste Services)                       | No comments received  |
| WBC Public Rights of Way                                     | No comments received  |

## REPRESENTATIONS

### Town/Parish Council:

### Twyford Parish Council: Objects to the proposals

#### Summary of objections:--

- The application is premature and if approved would deny residents of Twyford their democratic right to participate fully in the development of the next Wokingham Local Plan by presupposing its outcome. *Officer comment: It is noted that the site is proposed for allocation within the Draft Local Plan and in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance given the Council's 5 year housing land supply position.*
- The arguments to establish a principle of development presuppose the shape and form of the emerging draft local plan. It presupposes that the 5year supply of land situation will change and that the village developed envelope will have to change to afford sustainable development. In neither case has evidence been submitted to show that this is the case or that development needs to take place in contravention of the existing local plan. *Officer comment: Refer to above comment, and as referenced in the report (paras 18-21), the Council cannot currently demonstrate a 5 year housing land supply. As such, the restrictive locational policies contained in the current Local Plan are considered to be out of date, and therefore the tilted balance required by the NPPF is engaged and the presumption in favour of sustainable development must be applied.*
- Impact of any extension of the village envelope on local services and infrastructure not taken into account. *Officer comment: As set out in the report, it is considered that the scale of proposals could be acceptably accommodated with no adverse harmful impacts upon the surrounding area or upon the highway network. The development will be subject to CIL payments regarding other community infrastructure demands which help support the development.*
- Access: impact on both traffic on the A4 and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process. Again, this robs residents of Twyford the right to participate fully in the

local plan development process and strips us of the protection of the existing local plan. *Officer comment: The application is accompanied by a Transport Assessment which has been reviewed by WBC Highways who consider that the traffic impacts of the proposals can be accommodated without adverse impacts upon the surrounding highway network. As mentioned, refusing the proposals on the grounds of prematurity would not be justified in this case.*

## **Charvil Parish Council: Objects to the proposals**

### Summary of objections:--

- Currently outside of the development area for Twyford. While we acknowledge that this site was included in the first draft of the Local Plan update, it is only when this has been adopted that the area changes to being within the development area. To allow this development at this stage would set a dangerous precedent for all other sites included in the first draft and would not allow for the holistic approach that the Local Plan is designed to bring, including infrastructure considerations clearly of major concern to many residents in both Charvil and Twyford. It would also challenge the legitimacy of the process, with no option for the independent inspector to have the final say. *Officer comment: Each application must be assessed on its own merits. In this instance, although the application site is located outside the existing settlement boundary, as mentioned, due to the Council's 5 year housing land supply position, relevant locational restrictive policies are considered out of date, and the presumption in favour of sustainable development must be applied. Furthermore, the proposals are not considered to result in significant harmful impacts which would warrant the refusal of planning permission in advance of the Local Plan adoption.*
- Charvil is a low-lying parish, with large areas flooding on increasingly frequent occasions. Fortunately, so far, the water meadows have largely managed to prevent homes being flooded (with a few unfortunate exceptions). While the site in question is not in the flood plain, it does serve to reduce the risks of flooding in both the lowest lying parts of Twyford, and in Charvil. This development may well be the tipping point, despite the flood mitigation measures suggested, and this risk is too great for Charvil householders. Even the developers own flooding assessment admits that flooding on the site itself could happen if the culvert where the River Loddon runs under the A4 becomes blocked, and that it should be checked weekly for such blockages. The chances of weekly checks being made, each week, every week, in perpetuity, is vanishingly small, and hence a flood at some point would be almost inevitable. Moreover, this is the conclusion for a development of 150 homes; the effects of an extra 50 are not discussed. *Officer Comment: See 'Flood Risk and Drainage' section of the report (paras 94-108). The application is accompanied by a Flood Risk Assessment which has been updated since the initial submission. The error referring to 150 units has been rectified, and the FRA is based on the proposed development of up to 200 dwellings. The FRA has modelled the future flood zones on the site, including an allowance for climate change. All built development on the site would be situated within Flood Zone 1. No levels will be raised in the areas that flood and further planting could assist with flooding. The flood risk assessment advises that the culvert under the A4 should be checked at regular intervals particularly after heavy rainfall, not weekly. However, maintenance of the River falls under the EA's remit. WBC's Structures team would also notify the EA if any obstruction was observed on a visit to inspect the culvert structure itself. However it should be noted this is not relevant to this planning application. The surface water drainage scheme for the site proposes*

*to use Sustainable Urban Drainage System, the details for which will need to demonstrate that surface water run off from the site will be managed sustainably, and at the same rate as (or better than) the existing greenfield run off rates. The Environment Agency raise no objection to the proposals on the basis of the flood risk assessment and mitigation measures proposed, subject to a number of conditions which have been included within the recommendation.*

- Traffic concerns: The A4 is already extremely slow moving on a school day morning and afternoon; frequent accidents bring the whole area, including the centres of Twyford and Charvil, to a standstill. A further major junction so close to the existing Wargrave Road roundabout will increase the likelihood of accidents and delays on a road already close to capacity at peak times. The developer tacitly admits this is likely to be a problem as they are offering extensive funds to try to make their plans acceptable. *Officer comment: The proposed access points have been the subject of a Stage one Road Safety Audit (RSA). A full RSA will be undertaken at the detailed design stage. The application is accompanied by a Transport Assessment which has been reviewed by WBC Highways who consider that the traffic flow impacts of the proposals can be accommodated without significant adverse effects upon the surrounding highway network.*

#### **Charvil PC second response:**

- Charvil Parish Council would like to add the following comments in relation to the additional evidence provided recently. The Council's original comments are still valid despite the extra information on travel - we still believe that this development will adversely affect the local road network by the addition of a very complex series of road changes on the A4, although the reduction in the speed limit between Charvil and Twyford is broadly welcomed. That said, this should be done as a matter of course, not just because of development.
- The flood risks to the South and West of the site are also not adequately addressed to ease the fears of Charvil residents.

#### **Wargrave Parish Council: Objects to the proposals**

- Wargrave Parish Council objects to this application. This Council considers that the second junction (the T junction on the plans) with the A4 would be detrimental to highway safety and liable to cause considerable problems with traffic flow on this main arterial road. Furthermore, the proposed roundabout will exacerbate existing traffic congestion on the busy A4 as a result of the number of vehicle movements to and from the proposed development. It is noted that this stretch already becomes gridlocked at peak times due to the proximity of The Piggott School. The Parish Council is also concerned at the impact the development would have on local facilities including schools and healthcare facilities. *Officer comment: The proposed access points have been the subject of a Stage one Road Safety Audit (RSA). A full RSA will be undertaken at the detailed design stage. As mentioned the application is accompanied by a Transport Assessment which has been reviewed by WBC Highways who consider that the traffic flow impacts of the proposals can be accommodated without significant adverse effects upon the surrounding highway network. See paras 137-141 of report in relation to infrastructure and existing services and school places. There is currently capacity in local primary school provision and this year, and the Piggott Secondary School were able to offer a place to all children*

*in catchment whose parents had applied for the school as their first preference, along with some outside of catchment. Issues around provision of health facilities is managed by the Buckingham, Oxfordshire, and Berkshire West Integrated Care Board (ICT) and not a matter for the Local Planning Authority or Council.*

## **Local Members:**

Councillor Lindsay Ferris

- 200 new dwellings on this site would add appreciably to an already congested local road network. I am particularly concerned about how traffic would exit and enter the site onto the A4 via a new roundabout. If someone wishes to get to Twyford Station, then they would need to either travel via Wargrave Road, or via Charvil. In either case they will need to go across Twyford Crossroads. This cross road already has a high level of air pollution and this additional traffic would only make matters worse. There is therefore a potential increase in air pollution leading to an increased health & safety issue and this needs to be recognised within this application.  
*Officer comment: As referred to within the Highway section of the report (paras 79-93), the proposed roundabout and secondary access have been the subject of a Stage One Road Safety Audit, and a full RSA will be submitted at the detailed design stage. However it is considered that a design can be incorporated to accommodate the development. In addition, the proposals would also see a reduction in the speed limit along this section of the A4 from 60mph to 40mph to ensure the safe functioning of the highway proposals. The application proposals are considered to be sustainably located in relation to their proximity to Twyford station, whereby occupants will be encouraged through the WBC 'My Journey' Initiative to walk or cycle. Notwithstanding this, the application is accompanied by a Transport Assessment and Air Quality Assessment report which conclude that the traffic movements associated with the proposals can be accommodated within the surrounding network, and as referenced later in the report (paras 116-127) the resulting air pollution levels would remain to be below the National Air Quality Objectives (NAQO).*
- In addition, access for children to Piggott School could be quite problematic and potentially dangerous. Whilst the school is not far there will still be a number of parents who would drive to the school because of this potential danger. The A4 is already a very busy road. *Officer comment: Refer to above comment in relation to proposed reduction in speed. In addition, a footpath along the south side of the A4 is proposed in conjunction with the provision of a signalised pedestrian crossing, which will link the site safely with the ped/cycle route on the north side of the A4 and thus the Piggott School (note Highways section of report).*
- The western edge of the site often floods (as it did last winter), so any proposed dwellings would need to avoid this part of the site. With global warming, we will have increased occurrences of flooding as well as increased water levels in general. This would mean that a greater area of the site could become susceptible to flooding in future. Again such a situation needs to be taken account in the application. *Officer comment: As mentioned within the report below, the application is accompanied by a Flood Risk Assessment which identifies that all built development associated with the proposals would be located within Flood Zone 1, which is the lowest risk of flooding. This is also taking into account flood modelling zones including an allowance for climate change. The Environment Agency raise no objection to the proposals subject to the development being undertaken in accordance with the mitigation*

measures set out in the FRA. It should be noted that the LPA cannot make an assessment based potential future climate change outside the current modelling guidance set by the Environment Agency (note FRA section in report and condition 25 refers).

I do not believe that these issues have been taken into account sufficiently.  
*Officer comment: See responses above.*

## Neighbours:

Representations have been received from 245 surrounding residents. Of these, 238 object, 5 support, and 2 are general comments. A summary of the concerns raised are summarised below:

| Summary of objections  |
|--|
| <p><b>Highways</b></p> <p>Impact of additional roundabout and traffic along Bath Road/safety concerns</p> <p>Traffic surveys not undertaken at a time which was an accurate representation of typical volumes</p> <p>Traffic surveys were carried out during a covid lockdown when many people worked from home or were furloughed and when schools were not fully open. It was also not carried out during the peak rush hours in the morning or evening nor the peak school run.</p> <p>No integrated traffic assessments at morning peak with pedestrian crossing impacts on both new and A321 roundabouts</p> <p>Errors in TA</p> <p>RSA carried out during the roadmap out of lockdown</p> <p>Increase in traffic at Twyford traffic lights are already overburdened - no north/south bypass around Twyford</p> <p>North Wokingham Development has already put pressure on Twyford crossroads</p> <p>Traffic along A4 at peak times is already an issue</p> <p>Parking near the train station and in the village is a long-standing issue</p> <p>Commuters and visitors to the village park in Brook Street and prevent residents from being able to park near their home.</p> <p>Parking/Infrastructure in Twyford can't cope with such a dramatic increase in traffic</p> <p>Accessing the Wargrave roundabout from Wargrave Road is already difficult, often queueing down Wargrave Road, additional entrance and roundabout will make it more difficult and lead to increased congestion down Wargrave Road</p> <p>Pre-covid A4 between Charvil and Twyford roundabouts at a standstill in the morning and evening.</p> <p>New access to the A4 will be a disaster. The work done to study traffic impacts does not seem to reflect the pre covid reality of congestion and saturation of existing capacity at peak times.</p> <p>Adding another roundabout would cause further chaos and back up to A4 in Sonning</p> <p><i>Officer comment: Refer to Highways section of report (paras 79-93), the proposals have been assessed against the submitted TA which has been amended since the initial submission in response to comments from WBC Highways. The traffic counts undertaken to support the application were growthed up to 2022 levels based on the national TEMPro database (Trip End Model Presentation Program which helps provides forecasts of trips) and were therefore considered to be sound. The traffic modelling impacts of the proposals for future years is based on WBC's Strategic</i></p> |

*Model, the results of which demonstrate that the traffic movements associated with the proposals would not be severe and could be accommodated within the highway network.*

Proximity of new roundabout to existing roundabout will cause further congestion and will be dangerous too

The existing ped/cycleway along the A4 is not safe and is a primary pedestrian route for schoolchildren. This needs to be fully segregated from the roadway to be considered safe and healthy. For the proposed road junctions, major investment in the A4 route would be required to provide grade separation to minimise interruption of traffic flows.

The plan shows no pavements proposals on the south side of A4.

A single Toucan crossing has proved insufficient at Charvil probably a central island would be needed in this proposal.

Access on A4 – the plan will have a roundabout, T-junction and a Toucan crossing all close to each other and to the existing Wargrave roundabout.

The Charvil and Wargrave roundabouts and Dobbies garden centre junction are already accident prone

No mention how many houses secondary access would serve

How could access to the estate be safely positioned and if it were to go ahead what is the plan for children to cross the road to Piggott school

Parents living at the development will want to drop their children at the roundabout so they can walk to Piggott school – children would need to cross A4

There has already been an accident this year (2021) along this stretch of the A4 where a vehicle hit a child walking home from school.

*Officer comment: See Highways section of report (paras 79-93). The proposed access points including the new roundabout and Toucan crossing have been the subject of a Stage one Road Safety Audit (RSA) and have taken on board comments from the Road Safety Auditor. A full RSA will be undertaken at the detailed design stage. A 3m pedestrian/cycle footpath is proposed along a section of the south side of the A4 to connect the development with the ped/cycle path on the north side of the A4. The proposals also include a speed limit reduction from 60mph to 40mph along this section of the A4 from Charvil to the Wargrave roundabout which would provide for a safer highway environment for children travelling to school.*

Traffic coming from the estate past the nursery will impact pedestrians walking up and down Wargrave Road, including school children.

Access track to nursery gets congested at drop off/pick up times – how would residents / cyclists pass queueing cars

Any vehicular access to the site beyond the nursery would be dangerous/create more pollution/noise

*Officer comment: Access to the development from the southern end of the site would be for pedestrians/cyclists and emergency vehicle access only. As the proposals are outline in nature at this stage, condition 31 requires details of a walking and cycling strategy which will include details of proposed enhancements to link the site safely with Twyford which could include signage and some physical measures to help with safety.*

No impact assessment of disruption timescales to A4 modifications which will gridlock Wargrave Rd roundabout

Any road works must be completed out of major commuting times and completed prior to any work on development

Concerns around heavy plant traffic during construction will put users of the A4 at risk (including school children who travel independently of parents)

*Officer comment: Should the application be approved, the applicant will be required to submit a Construction and Environmental Management Plan (CEMP) to the Council for approval. Some disruption is inevitable during construction, however this would not warrant a reason for refusal. Any works to the highway as part of the proposals would be co-ordinated with WBC's Streetworks Team to ensure that any disruption to the surrounding highway is minimised as best as possible.*

#### Flood Risk

Houses backing on to site often have free standing water during heavy rainfall when fields between them and Loddon are unable to cope with floodwater

Area already prone to flooding e.g. Charvil meadows and fields behind Park View Drive North

Concern over flood mitigation and consequences for the wider area

Proposal will increase risk of flooding to Charvil

Part of the site is flood plain which will increase with the runoff from the site.

Building on flood plain will increase flood risk elsewhere

Building on slopes that lead to a flood plain will increase the speed of the water flow and increased flooding of the river Loddon

Agricultural land absorbs massive amounts of floodwater. The overall surface water absorption capacity will be reduced – where will the water go?

Cedar Park nursery car park is sometimes flooded in the winter

EA issued flood warning for SE area of the site in Feb 2020

Who will own and maintain remaining flood plain on completion?

Knock on effect of building here will increase flooding elsewhere

Other examples across the country where developers have claimed proposals will not impact upon flooding, and hydrological experts have proven this to be wrong.

The scheme should be examined thoroughly by qualified hydrologists and not trust the drainage strategy proposed by the developer

FRA mentions 150 not 200 dwellings

New Gingell's Farm Road development has had to have houses pumped out due to flooding, this is 500 yards from the proposal. Site proposal is in flood zone 3, no development should be allowed on this basis alone

EA report in 2003 showed flood plain previously covered the whole area to be built on

The underlying chalk structure should be investigated further before any decision making.

The exceedance of soakaways so close to the River Loddon should be a warning to potential flood risk, especially when fields are covered in hard materials, that have less drainage capacity.

Reference in the FRA to flooding on the if the culvert where the River Loddon runs under the A4 becomes blocked, and that it should be checked weekly for such blockages. The chances of weekly checks being made weekly, in perpetuity, is small and hence a flood at some point would be almost inevitable.

*Officer comment: See 'Flood Risk and Drainage' section of the report (paras 94-108). The application is accompanied by a Flood Risk Assessment which has been updated since the initial submission. The error referring to 150 units has been rectified, and the FRA is based on the proposed development of up to 200*

*dwellings. The scheme has been reviewed by both the Environment Agency and WBC as Lead Local Flood Authority both of whom raise no objection to the proposals subject to a number of conditions which will include full details of the proposed drainage system and results of intrusive ground investigations. The resulting open space within the flood plain will be transferred to the Council for its ongoing management and maintenance.*

*The below report acknowledges that areas of the site is prone to flooding at times however this is within those areas falling within the Environment Agency's designated flood zones 2 and 3. All built development associated with the proposals will be situated outside of these zones, and located within zone 1 which has the lowest risk of flooding. This includes incorporating an allowance for climate change. With regards to surface water drainage, this is proposed to be managed through using a Sustainable urban Drainage system (SuDs), which will feed into an attenuation pond before being released at green field run off rates. As this is an outline application, full details of the proposed system, along with detailed drainage calculations will be submitted alongside the reserved matters application however officers are content this can be accommodated within the site. The flood risk assessment advises that the culvert under the A4 should be checked at regular intervals particularly after heavy rainfall, not weekly. However, maintenance of the River falls under the EA's remit. WBC's Structures team would also notify the EA if any obstruction was observed on a visit to inspect the culvert structure itself. However it should be noted this is not relevant to this planning application.*

#### Infrastructure

Twyford already overcrowded and will not cope with increase in numbers proposed  
Proposal would result in approximately 10% increase in population of Twyford  
Is a village but with more houses will turn into a town

Lack of infrastructure including doctors surgery, schools, parking, pavement width in Twyford to support this many people

Twyford already oversized in relation to its amenities, services and schools

Impacts on residents of Charvil

Waiting time of 3 weeks at doctor surgery, no NHS dentist spaces

How can we be sure that all of the income received goes directly to Twyford to improve these points

Twyford and Charvil are already being overdeveloped without necessary infrastructure and resources

All schools in Twyford are considerably oversubscribed, how would spaces be provided at schools for 200 extra families. Residents on the south side of the railway must be able to continue to send their children to Piggott school (not at the expense of new homes).

Piggott school oversubscribed and development will enable new residents to take places away from other residents who are already living in the area

This year (2021) schools in the area were not able to provide places for children from 50 or so families in the catchment area

Only one nursery

Proposals will have a negative impact on existing residents

Without significant investment, the development will negatively impact the local community in many ways with no benefit

Inadequate water supply

*Officer comment: See paras 137-141 of report in relation to infrastructure and existing services and school places. There is currently capacity in local primary school provision and this year, and the Piggott Secondary School were able to offer*



*a place to all children in catchment whose parents had applied for the school as their first preference, along with some outside of catchment. Issues around provision of health facilities is managed by the Buckingham, Oxfordshire, and Berkshire West Integrated Care Board (ICT) and not a matter for the Local Planning Authority or Council. Thames Water raise no objection to the proposals subject to conditions 45 to 49.*

#### Environmental

More traffic will add to the high volumes of traffic already causing congestion, pollution, noise and high levels of speeding cars

Potential 800 more people will add to noise pollution

Air pollution is already a problem at Twyford Crossroads

No pollution assessment of Twyford crossroads

Anti-idling posters – very people do switch off engines

Proposals should not just meet energy use and insulation standards but exceed them; properties should be sold with option of solar panels, air or soil heat pumps

Solar panels should be mandatory

Public transport is infrequent, expensive and unreliable in Twyford and Charvil and most people have 2 cars. Allowing 200 more dwellings will mean at least 400 more vehicles causing air pollution and traffic. There are already problems with air quality in Twyford and Charvil. Planting more trees will not solve the problem

Threat to existing sustainable means of travel due to increase in traffic and pollution.

*Officer comment: The application has been assessed with regards to traffic impacts (paras 79-93), and air pollution (paras 116-127) and are not considered to result in significant adverse impacts in these regards. A proposed residential use is not considered to be a land use which would be considered demonstrably harmful to surrounding residential amenities with regards to resulting noise impacts. Also the separation distances indicated are within policy standards. Due to the location of the site and its proximity to Twyford, it is considered that occupants would also be encouraged to travel by sustainable means in the locality including walking and cycling.*

#### Housing

Twyford is an expensive area to live, any housing built are unlikely to be affordable by those who wish to remain local

40% affordable housing is not enough, should be 80% does not meet local housing need

There should be better smaller housing ratio i.e. one beds, suitable for one or two adults

The plans show too high density

Unhealthy obsession with building in the SE. Other parts of the country need to take their fair share. Wokingham has been destroyed by over development in the last 5/10 years

*Officer comment: the proposals would provide the policy requirement of 40% affordable housing on site reflecting a mix of social rent, shared ownership, and first homes (a form of discount market sale) to contribute towards meeting the affordable housing needs of the borough. The dwelling size mix of the affordable housing would be secured through the S106 and reflects the mix requested by WBC Housing to ensure the provision meets identified local need. The proposed market housing mix will be determined at the reserved matters stage and will need to have regard to the latest local housing need survey data at the time of consideration. The*

resulting density would be determined through the reserved matters proposals and would need to ensure compliance with all WBC space standards to ensure an appropriate density for the site. WBC has a statutory duty with regards to housing delivery in the borough.

#### Ecology/Wildlife

Loss of green space; the land currently supports wildlife and biodiversity which will be destroyed; such areas should be protected and enhanced  
What will happen to incoming house martins when their habitat is destroyed (agricultural buildings)  
Impact on Flora and Fauna  
Loss of nature and wildlife along the river Loddon  
Where will wildlife go – taking more of their habitat will result in more vermin in private gardens  
Bridge Farm is the last rural area close to the centre of Twyford. Should be protected as an amenity for the local community. It should be used for farming, or as a nature reserve. Much of the local wildlife originate here  
Impact of proposals on nature conservation and wildlife - where will the wild animals currently living on this site go?  
Why are findings redacted in the ecological assessment  
Concerned about impact upon bat population  
Land is greenbelt agricultural land  
Loss of views  
Loss of agricultural land that acts as separation to Charvil  
Biodiversity should be a consideration  
An increase in urban developments are a threat to bees  
*Officer comment: The site is not designated Green Belt land. Impact upon ecology has been assessed (paras 72-78 of report refer) and conditions around mitigation measures are proposed. The proposals will be required to demonstrate a 10% uplift in biodiversity on the site. WBC Ecologist considers details provided at this stage have indicated that this can be achieved, but will need to be demonstrated further through the landscaping proposals that come forwards as part of reserved matters. Parts of the Ecological Appraisal are redacted in relation to information around some protected species which are vulnerable to criminal activity, however WBC Ecologist has reviewed unredacted version of the document. The proposals would retain a buffer between the western edge of the site and the River Loddon. Loss of view is not a material planning consideration.*

#### General

Such a large development not in keeping with the local area, will be isolated  
Detrimental to the character of Twyford  
Application conflicts with its own policies CP1, CP2, CP4, CP9, CP10  
Proposed development sits outside of the existing settlement where presumption is against such development under CP11  
Premature to consider it ahead of the new Local Plan  
Setting precedent elsewhere in the borough  
Allowing this development will give the green light for more  
The Council should look to use existing spaces that are already built and consider change of use or rebuild where opportunity arises  
Wokingham's brownfield register shows there is other land available – should not be allowing greenfield development when there is brownfield available  
*Officer comment: The site is not considered to be isolated due to its proximity and location to the centre of Twyford. Refer to Paras 6 to 24 regarding principle of development.*

*With regards to comments around setting a precedent, WBC must consider applications which are put before them and be assessed on their individual merits.*

The proposal has extended the area 5TW005 originally identified in the Draft Local Plan and this should be subject to further community consultation

Submitted plan is based on an out of date OS map, and a number of newer dwellings located at the rear of Wargrave Road are not indicated.

*Officer comment: The site area is reflective of that which was indicated in the Housing and Economic Land Availability Assessment and the Draft Local Plan. The detailed reserved matters application will need to ensure the base map is corrected to demonstrate WBC separation standards are met. This is not material to the current outline application which (with the exception of access) seeks to establish the principle of development only. Unfortunately the Council's current housing land supply position means that the development needs to be considered in advance of the Local Plan.*

No idea of what archaeology is there.

No accessible public documents on natural environment or archaeology

Effect on listed building and conservation area

*Officer comment: The application proposals included a suite of required accompanying documents including an Historic and Desk Based Assessment, and an Ecological Appraisal, both of which are available to view online. The site does not contain nor is located near to any listed buildings and is not located within a conservation area. Berkshire Archaeology were consulted on the application and have responded recommending a condition which requires a further archaeological report (condition 50)*

#### Summary of support

Glad to see a new development proposal, we need more housing

Construction access should only be from A4, not through the village

May be prudent to consider a space for a corner coffee shop; this would be useful for the residents of the development and for the village

It would be a good idea to have an area of play for children, ideally placed centrally, overlooked by some of the houses

If housing needs to be built this is a reasonable area with a reasonable number proposed

Ideal chance to build a cycle path in Twyford and could link through the Bridge Park development and the high street

Broadly supportive provided no vehicle except emergency services has access to the site via Bridge Farm Road and appropriate provision of amenities in the local area

Schools are over the influx, more available spaces now than children to fill them

Good for local businesses with people spending on the High Street

A lot of people will be working from home

Do not object in principle provided suitable mitigation is in place for impact on existing community and local environment

#### General comments

Gives an opportunity to create a public footpath along the banks of the Loddon joining with the existing footpath along Old Bath Road – would enhance the village for residents

Good to see appropriate measures being taken to manage flood risk

Good to see mention of solar panels, electric heat pumps and electric vehicle charging  
All land to the west of the bisecting road track should be left for nature to recolonise

#### Other representations

Turley Associates on behalf of David Wilson Homes (Southern):  
David Wilson Homes is promoting land for residential development north of the A4 at Twyford (Riverways Farm), immediately north of the Croudace scheme; Twyford is a highly sustainable location; Land West of Twyford provides opportunities to accommodate growth in an unconstrained, highly sustainable location;  
Urge the LPA to ensure that the proposed development at Bridge Farm would not prejudice future growth elsewhere before granting a planning consent.  
*Officer comment: The proposed new roundabout junction is designed only to accommodate the development proposed as part of this application, and not development to the north of the A4. The application proposals are assessed on the basis of the application before them and not in relation to other potential development proposals. Any other proposal would need to undertake their own assessment and design.*

Other non-material planning issues were raised

### 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)  
CP17 – Housing Delivery

#### 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  
CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure  
CC09 – Development and Flood Risk  
CC10 – Sustainable Drainage  
TB05 – Housing Mix  
TB07 – Internal Space Standards  
TB08 – Open Space, Sport and Recreational Facilities Standards  
TB12 – Employment Skills Plan  
TB21 – Landscape Character  
TB23 – Biodiversity and Development  
TB24 – Designated Heritage Assets  
TB25 – Archaeology

### **Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance  
Affordable Housing Supplementary Planning Document  
Sustainable Design and Construction Supplementary Planning Document  
Central and Eastern Berkshire Joint Minerals and Waste Plan

## **PLANNING ISSUES**

### Application Site and Surroundings

1. The application site known as Bridge Farm is located approximately 0.5km to the northwest of the centre of Twyford. The site extends to approximately 12.2 hectares and comprises agricultural land, previously used for the grazing of cattle, and includes associated agricultural buildings and an agricultural track running through the site from north to south, known as Muddlers Lane. There is an existing dwelling located in the centre of the site known as ‘Orchard House’ however this is excluded from the application red line boundary. Adjoining the site to the north-west is a single dwelling, ‘Loddon Acres’ and to the south lies a pair of semi-detached dwellings (‘Wythe Cottages’) and beyond these is the Cedar Park children’s day nursery. Again, these properties are all excluded from the application site boundary.
2. The east boundary of the site borders the Henley Branch railway line and its associated cutting and beyond this lies the edge of the built-up area which defines the current boundary of the Major Development Location of Twyford. The site is therefore located close to but sits outside of the current development limits of Twyford. The site is therefore located in the countryside. The site is not, however located within designated Green Belt or within a Conservation Area.
3. The north of the site borders the New Bath Road (A4) and the River Loddon to the west, beyond which are further fields and the Old River. Vehicular access into the site is currently via Muddlers Lane access track off the A4 to the north and Bridge Farm Road which is accessed off the Wargrave Road to the south. Open views into the site are limited from the south and east due to the existing extent of the Twyford settlement boundary, and therefore the main views into the site are from the A4 New Bath Road. The site contains a number of established mature trees, both along Muddlers Lane within the site, as well as along its boundaries and along the edge of the River Loddon.

## Development Proposals

4. The application proposals are for the development of the site to provide up to 200 (80 affordable) dwellings and associated open space. The proposal also includes the provision of an on-site NEAP children's play area (Neighbourhood Equipped Area of Play). The application is a hybrid proposal in that outline permission is sought for the residential element, with full planning permission being sought for access into the site which would be taken from the A4 New Bath Road. Access from the south of the site from Wargrave Road would be for pedestrian and cycle access only into the development.
5. Whilst this is an outline application, and therefore matters relating to the detailed design, appearance, layout and landscaping would be reserved for future consideration under a reserved matters application, an illustrative masterplan has nonetheless been submitted with the application. This indicates that the proposed dwellings forming the development would be located on the east and north sides of the site, leaving the west side of the site adjacent to the River Loddon to be provided as an area of public open space. This is discussed in more detail later in the report.

## Principle of development

6. In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, planning applications are required to be determined in accordance with the development plan unless material considerations indicate otherwise. The current Development Plan for Wokingham comprises the Wokingham Borough Council Core Strategy (CS) (2010) and the Managing Development Delivery Local Plan (MDD) (2014).

## National Policy Context

7. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the council's Development Plan. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. Paragraph 49 of the NPPF states that arguments that an application is premature are unlikely to justify a refusal of planning permission other than in limited circumstances, where both:

- (a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*
- (b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*

8. In this case, the proposals are not considered to be so substantial in themselves, nor cumulatively contribute to undermine the plan-making process. Therefore, in this context, refusing the application on grounds of prematurity would not be justified in this instance.

## Emerging development plan

9. The Council is currently preparing a Local Plan Update (LPU) and the application site was put forward in the 'call for sites' within the early stages of the LPU process. A consultation on a Draft Plan took place between 3 February and 3 April 2020, alongside which WBC published its assessment of all the promoted sites in the Housing and Economic Land Availability Assessment (HELAA). This included the application site as being potentially suitable for development and as such Policy H2 of the Draft Plan proposed to allocate the application site for around 150 dwellings.
10. Since the Draft Plan was published for consultation in 2020, there have been a number of changes in circumstances. In particular, the originally proposed Grazeley Garden Town is no longer a deliverable option as a result of the extension of the emergency planning zone around AWE in Burghfield. As such, a subsequent 'Revised Growth Strategy' consultation took place between November 2021 and January 2022. The application site remains to be proposed for allocation within the revised strategy, with an update to the potential number of dwellings increasing from around 150 to around 180. However, the supporting text to draft policy H2 advises that *"The stated capacities are approximate since there will be a need to take into account further detailed evidence on constraints, design considerations and the need to ensure the most efficient use of land, at the planning application stage. It is likely that a number of the proposed allocations are capable of delivering a larger number of dwellings than shown, depending on the design and layout of development and detailed consideration of impacts."*
11. The timing of the application submission was originally intended to run alongside the LPU process, to help demonstrate to the Planning Inspector examining the Local Plan that the site was capable of being delivered. However, due to the delays in the original timescale for preparing the Local Plan, it is still at a fairly early stage of preparation and at the time of writing remains to have limited weight in the decision-making process and as such, the planning status of the site at present remains unallocated.
12. A Neighbourhood Plan for Twyford is currently in the process of being prepared, and the draft Twyford Neighbourhood Plan has been submitted to the council, and a public consultation ended in November 2022. An independent examiner has therefore been appointed to examine the Neighbourhood Plan. As the examination of the plan is still ongoing, it has limited weight in the decision-making process.

## Local Policy Context

13. Given the current status of the emerging LPU, the proposals are to be considered against relevant policies within the current Local Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 – *Presumption in Favour of Sustainable Development* 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. It continues by stating that where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- a) Any adverse impacts of planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Framework (NPPF) taken as a whole; or
  - b) Specific policies in the National Planning Policy Framework indicate that development should be restricted.
14. Relevant policies concerning the principle of development include MDD Policy CC02 -*Development Limits*, which sets out the development limits for each settlement as defined on the policies map. 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.
15. The application site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Policies CP9, CP11 of the Core Strategy and Policy CC02 of the MDD are therefore relevant and seek to restrict development outside development limits other than in a few limited circumstances, however the scheme would not meet any of the cited exceptions criteria.
16. Core Strategy Policy CP9 - *Scale and location of development proposals* directs development to within settlement limits and states that “*The scale of development proposals in Wokingham borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility*”. Supporting paragraph 4.52 of the CS states that Major Development Locations “*are those with the greatest range of facilities and services which also allow residents the greatest choice in modes to access them. It is within the development limits of these settlements where major development (including urban extensions within these limits) would be acceptable*”. While the site is located adjacent to the major settlement of Twyford, the site is not located within the current defined development limits.
17. As such, development proposals beyond development limits, in the countryside, should be assessed against Core Strategy Policy CP11 - *Proposals outside Development Limits*. Policy CP11 establishes that development proposals will not normally be permitted except where one or more of the specified exceptions apply, however the proposals would not meet any of these specified exceptions and the proposals would therefore represent a conflict with these locational restrictive policies.
18. Notwithstanding the above, the Council cannot currently demonstrate a deliverable five-year housing land supply in respect of its housing targets as required by the NPPF. This situation is one which Inspectors have also found to be the case in recent appeal decisions (referenced in the planning history). It should be noted however, that the reason for the identified shortfall is due to the significant over delivery of housing in recent years rather than under delivery, the effect being that this has reduced the bank of planning permissions that remain and therefore the short-term deliverable housing land supply.
19. In terms of how this affects the consideration of the application proposals, paragraph 11 of the NPPF advises that plans and decisions should apply a presumption in favour of sustainable development, and continues by explaining that for *decision-taking* this means:



*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

- i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

20. Therefore, in respect of Local Plan policies which are relevant to establishing the acceptability of the principle of development on the application site, Core Strategy policies CP9, CP11 and MDD Policy CC02 are considered to be the most important. However, given that WBC does not currently have a five-year housing land supply, these policies are considered to be out of date in the context of the NPPF and the tilted balance of paragraph 11 (d) referenced above is therefore engaged.

21. Further considerations around whether any adverse impacts associated with the proposals would significantly and demonstrably outweigh the benefits are considered within the remainder of the report below.

22. The application site is considered to be sustainably located, the benefits of which are that future occupants would have good access to local day to day facilities, particularly the shops and associated facilities located in Twyford centre which is located less than 1km from the site. As referenced later in the report, many of the local facilities, such as the train station, shops and schools etc are located within walking distance from the site and therefore the site would bring forward housing where there would be less day to day reliance on car travel. Therefore, enabling further housing on suitable, sustainable sites are likely to further strengthen WBC's case for the rejection of unsatisfactory, less sustainable sites elsewhere in the borough.

23. Notwithstanding that the above referenced locational policies are considered out of date, the physical location of the site in relation to its proximity with the Major development location of Twyford, is such that in this instance, permitting development on a site beyond the existing settlement boundary is not considered to undermine the Council's strategic objectives in relation to planned population growth in the area.

24. A range of economic benefits would also derive from the development such as the creation of a range of construction jobs and opportunities; increases in resident expenditure in the locality providing a boost to the local economy; and the creation of "spin-off" jobs in services and other firms resultant from wage spending and supplier sourcing from the occupiers of the new development. These economic effects align well with a wide range of national, regional, and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population and enhancing economic prosperity through creating employment opportunities for local people. The site will also deliver the provision of 40% on-site

affordable housing provision, which would be equivalent to 80 dwellings. This is considered to be a benefit which should be attributed great weight in the planning balance. The development will provide CIL payment in order to help mitigate its impact which could also be of benefit to the wider community.

### Outline Layout and Design

25. 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.
26. This requirement is amplified by MDD Policies CC03 - *Green Infrastructure, Trees and Landscaping* and TB21 - *Landscape Character*, which 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. The Government's National Design Guide: *Planning practice guidance for beautiful, enduring and successful places* released in 2019 is also relevant.
27. Whilst the proposals are outline in nature (with the exception of access), an illustrative masterplan has been submitted to accompany the application. This proposes the main vehicular access into the site being via a new roundabout located on the A4 (slightly further along to the west from the existing A4 access) together with a secondary access further along the A4 to the east. The existing vehicular access point at the southern end of the site off the Wargrave Road would remain accessible by vehicle to occupiers of the existing dwellings and nursery located off Bridge Farm Road, but it would only provide pedestrian and cycle access into the application site as part of the proposals. The northern end of the existing access off the A4 would be provided as a pedestrian only access to/from the site to the north.
28. Within the site, the illustrative layout indicates a number of perimeter blocks of housing which would predominantly be positioned on the east and north sides of the site, with a smaller block positioned where existing agricultural buildings currently exist which are proposed for removal as part of the scheme.
29. The blocks would emanate from a central north / south route through the centre of the site, the alignment of which would generally follow the alignment of the existing agricultural track although there would not be vehicular access out of the site at the southern end as currently possible, and as mentioned, this would be limited to providing pedestrian and cycle access only from/to the site to/from the Wargrave Road. As discussed later in the report, parts of the western/southern side of the site are situated within flood zones 2 & 3 and as such, this has influenced the illustrative location of the dwellings, all of which would be located within flood zone 1 which is where the risk of flooding is the lowest. Areas situated within flood zones 2 & 3 would form parts of the proposed public open space adjacent to the River Loddon. This area is proposed to be designed to be a riverside park, with wetland features and planting appropriate to its riverside setting, which will also serve to enhance biodiversity. This would not only serve the residents of the development but the wider public also.

Adjacent to the riverside park would be a children's NEAP (Neighbourhood Equipped Area of Play) which is located outside of the areas that flood and would be a benefit both to new residents but also the wider community.

30. Dwellings forming the perimeter blocks are generally shown to be oriented so that they would address and provide frontages to the streets, and would face out towards the boundaries of the site, which is considered appropriate as it offers protection from encroachment into existing hedgerow/tree buffers. Providing a suitable buffer between the built form and the boundaries allows space for the provision of an attractive soft edge to the development which is considered appropriate in this location. The exception to this would be on the eastern side of the site, where the dwellings would be oriented away from the railway line with back gardens facing towards the railway line. Consideration regarding the relationship between the rear gardens of the proposed dwellings and the trees which line the railway route will need to be given at the reserved matters stage, to ensure the root protection areas (RPAs) of these would be protected. Condition 20 would also require details of tree protection measures throughout the construction process.
31. Whilst a response has not been received on this application from the Crime Prevention Design Advisor (CPDA) they are generally supportive of dwelling arrangements which incorporate a block structure with back-to-back gardens, and a building orientation that supports natural surveillance over the public realm. Whilst this is an outline application, careful consideration at the reserved matters stage would need to be given to corner plots and all corner plot dwellings should be shown to benefit from a dual aspect or two active frontages. The CPDA would be consulted again as part of any subsequent reserved matters proposals, and the detailed layout proposed at that stage would need to demonstrate how the design of the development has taken into account principles of Secured by Design (condition 51).

### Scale

32. The application is accompanied by an illustrative Storey Heights Plan which originally indicated that the site would predominantly provide 2 storey dwellings, with some 2 ½ and 3 storey buildings in a few locations on the site, such as on the main north/south street through the site, along with 3 storey apartment buildings shown being located at the entrance to the site off the A4. However, given the location of the site outside of the settlement boundary and in the countryside, it is considered that careful consideration needs to be paid to the scale and bulk of the buildings that will come forward on the site, particularly where these would be highly visible from views along the A4. Due regard will need to be paid to the prevailing urban form and character of the wider area. As such, the illustrative storey heights plan has been amended and now indicates that the majority of the dwellings across the site would be up to 2 storeys in height, with some locations providing up to 2 ½ storeys.
33. It is, however, noted that this would not necessarily preclude some 3 storey elements on the site being proposed as part of the reserved matters application, as it is acknowledged that the wider area is not wholly devoid of three storey development. However, any potential locations within the site where three storey elements might be proposed would need further scrutiny at the reserved matters stage once the detailed design for the dwellings and the site as a whole has been worked up in further detail to ensure that the overall development would not appear out of scale or character with the wider area.

## Appearance

34. Whilst the detailed design of the proposed dwellings would form part of the subsequent reserved matters application, reference to the character of the local area is made within the submitted Design and Access statement, which in turn references the Council's Design guide which includes reference to some of the prevailing architectural style and characteristics of the built form within Twyford. The Design and Access statement also makes reference to the provision of different character areas within the site, and in order to ensure that this is worked up into detail and carried through to the design brought forward at the reserved matters stage, condition 10 requires the submission of a Design Code to be submitted to the Council for approval prior to the submission of the reserved matters. This will require, amongst other factors, an amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive and high-quality development with distinct character areas within it.
35. The subsequent reserved matters submission would therefore need to demonstrate how the design principles within the approved design code have been carried through to the proposed design and appearance of the dwellings, and how the development would be compatible with and complimentary to the character of the local area. In order to ensure the materials proposed to be used are acceptable, further details and samples would be required to be submitted to the Council for approval (condition 11).

## Affordable Housing, Dwelling Mix and Standard of Accommodation

36. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. assessed on a site-by-site basis and reflecting the Council's Housing Strategy and Affordable Housing SPD. The MDD LP and Affordable Housing SPD suggest a guide mix, to be considered in conjunction with the latest information from the Housing Register. Core Strategy Policy CP5 requires that development outside the SDLs should secure 40% affordable housing. In this instance, the 40% affordable housing policy requirement would be wholly met on-site. This is considered to be a significant benefit of the proposals that should be afforded great weight in the planning balance.
37. A written Ministerial Statement published on 24 May 2021 introduced 'First Homes', which is a form of discounted market sale housing, and is considered to meet the definition of 'affordable housing' for planning purposes. These 'First Homes' are the government's preferred discounted market tenure and should account for at least 25% of all affordable housing units. As such, and in line with advice provided from WBC Housing officers, the proposed tenure mix for the affordable dwellings on the site would therefore be as follows:

|                      | <b>Social Rent</b> | <b>First Homes</b> | <b>Shared Ownership</b> | <b>Total</b> |
|----------------------|--------------------|--------------------|-------------------------|--------------|
| <b>Mix (quantum)</b> | 56                 | 20                 | 4                       | <b>80</b>    |
| <b>Mix (%)</b>       | 70%                | 25%                | 5%                      | <b>100%</b>  |

In consultation with WBC Housing officers, the requested affordable housing dwelling type split would be as follows:

- 20% one bedroom flats – 16 units.
- 15% two bedroom maisonettes or houses – 12 units.
- 30% two bedroom houses – 24 units.
- 20% three bedroom houses – 16 units.
- 15% four bedroom houses – 12 units.

38. The WBC Housing team requested that no two-bedroom flats are provided on this site as the Registered Providers (RPs) are reporting issues with low demand for two-bedroom flats in the borough, particularly with people seeking more space (inside and outside) as a result of the pandemic. As such, two-bedroom maisonettes or houses are considered acceptable instead.

39. The above mix/split of affordable housing has been agreed in consultation with WBC’s housing team to ensure the proposals will ensure the delivery of mixed and balanced communities in accordance with policy CP5. The provision and delivery of the affordable housing element of the scheme would be secured through the accompanying S106 agreement. The locations of the affordable dwellings across the site would be determined at the reserved matters stage.

### Market Dwelling mix

40. The Local Housing Needs Assessment (LHNA) (2020), which formed part of Council’s evidence base for the emerging Local Plan Update, provides the most up-to-date information/guidance on market housing mix. Figure 42 below provides a guide to the potential size and tenure mix of dwellings based upon past trends of the sizes of dwellings occupied by different household types across the borough:

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

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

41. Whilst this is an outline application, the market housing mix would be considered and approved as part of the subsequent reserved matters proposals. Notwithstanding this, the accompanying planning statement advises that the intention is to broadly follow the suggested market housing split as cited within the above referenced LHNA 2020. The exact mix would therefore be determined at the reserved matters stage paying due regard to relevant policies concerning housing mix and need. All of the dwellings will be required to meet or exceed the minimum size standards set out in the National Space Standards. However, as the housing element of the proposal is outline in nature, this will need to be demonstrated at the detailed reserved matters stage. The Borough Design Guide separation distances and minimum garden depth of 11m will also need to be demonstrated through the detailed plans submitted for reserved matters approval.

42. Conditions 5 & 6 are recommended which remove permitted development rights of the properties. This is to ensure that any future proposals to extend or alter the

properties, including into the garden spaces, can be assessed through the submission of a planning application. This will help to restrict unacceptable encroachment into these important garden spaces which might otherwise benefit from permitted development rights. The reserved matters proposals will therefore need to demonstrate a good mix, balance and quality of dwelling types and sizes so that a range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community.

#### Neighbouring Residential Amenity

43. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
44. The illustrative masterplan submitted with the application demonstrates that all dwellings on the site are capable of meeting all separation distances of the standards set by WBC's Borough Design Guide, however, this will need to be detailed and assessed in full at the reserved matters stage, including addressing the discrepancy noted in respect of properties located off Wargrave that are not indicated on the base OS plan.

#### Trees, Landscaping and Open Space

45. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native - planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment. Policy CC02 states that planning permission for proposals at the edge of settlements will only be granted where they can demonstrate that the development, including boundary treatments respects the transition between the built-up area and the open countryside by taking account of the character of the adjacent countryside and landscape.
46. The site represents a landscape gap between the settlement areas of Twyford and Charvil, located within the influence of the 'Old River' floodplain. The Landscape Character Assessment should be used to determine the sensitivity of the landscape context of this site. The site is located in Landscape Character Area B1 'Loddon River Valley with Open Water', the landscape strategy of which is to '*Protect the individual identity of settlements by conserving the rural character of the landscape between adjacent towns and village centres and avoiding amalgamation of these settlements*'
47. Core Strategy policy CP11 criteria 2 states that proposals should not lead to 'excessive encroachment' within the countryside and policy TB21 of the MDD requires that proposals shall retain or enhance the condition, character and features that contribute to the landscape. Notwithstanding that Policy CP11 is considered out of date, its overall aim is to protect the separate identity of settlements and maintain the quality of the environment. In this regard, the site is well contained by the River Loddon to the west and the A4 to the north, with the development limits lying to the

south and east. It is therefore considered that the proposals in this instance would not compromise the separate identity of settlements.

48. However, it is inevitable that development proposals in a currently undeveloped site will result in some harm to the existing landscape. A report on Landscape and Visual Matters accompanies the application and has assessed the visual impact of the development from key visual receptors and from a variety of different representative viewpoints. The impact is also assessed in terms of the initial construction and once the development is complete and operational. The report provides a description of the baseline landscape condition and a visual appraisal of the site and surrounding landscape. WBC Trees and Landscaping officer considers the report provides a clear and fair assessment of the development proposals and its possible effects on landscape character and features and the identified viewpoints, and overall, agrees with the findings of the report. A summary of the findings is that the proposed development will have a moderate to slight effect on the landscape elements and character reducing to slight adverse after 15 years post completion. Consideration has been given to the site's close proximity to the Loddon Valley and its special landscape qualities and WBC Trees and Landscaping officer considers this has been addressed through the site layout which proposes to retain an area of undeveloped land adjacent to the River Loddon to provide a landscape buffer.
49. With regards to views, the main effects from the development will be in views from the A4 Bath Road north of the site, where the proposed changes which include a new access into the site via a new roundabout, will be the most significant. The new development including access arrangements and the associated vegetation clearance will have some significant adverse effects during the initial construction period. However, such effects would be reduced post completion for all users through the implementation of the landscaping mitigation proposals. Other views to the site from the south, east and west are considered relatively well contained by existing vegetation and/or the existing development on the edges of Twyford.
50. As part of the scheme development, a landscape strategy has been incorporated which will help mitigate the impacts and effects of the proposed development within the wider landscape and the aims of the landscape design proposals are given in the Landscape Report and illustrated on the Landscape Strategy Plan. In summary these consist of the following measures:
- Retaining and enhancing the existing trees and hedgerows adjoining the site and adjacent to Muddlers Lane.
  - Providing a new landscape buffer on the northern boundary adjacent to the A4 Bath Road.
  - Introduction of more informal squares and greens through the development following the alignment of the proposed central main street which will include SuDS elements and new tree planting.
  - Provision of a large open and landscaped area within the western and southern part of the site adjacent to the River Loddon.
  - Provision of an open space in the south-eastern corner of the site as a continuation of the western space.
  - Landscape provision to front gardens and adjoining access roads.
51. Further details on the landscape provision would need to be provided as part of any reserved matters application, and WBC Trees and Landscaping officer provides a number of comments relating to the illustrative masterplan that will be expected to be

addressed in detail at the reserved matters stage. In summary, these relate to the following:

- Street tree planting will need to be an integral part of the scheme;
- Visitor parking spaces should be located within the development itself rather than on the edges of the site;
- Dwellings backing onto the eastern boundary of the site will need to allow sufficient space within the rear garden for the retention of the existing trees and tree groups shown to be retained;
- Space will need to be made to allow for appropriate strategic new planting between the access road and new dwellings on the eastern side of the road to provide appropriate defensible private space to the fronts of the dwelling and street tree planting as discussed as part of point 1 above;
- The landscape scheme will need to include planting on the new roundabout;
- The RM submission will need to demonstrate how the SuDs features will be incorporated into the surface water sewer;
- The scheme will also need to consider whether it is possible to provide direct pedestrian links and connections to the Country Parks to the west and south-west of the site, rather than having to walk along the A4 join the public right of way.

### Arboricultural Report

52. An Arboricultural Impact Assessment (AIA) accompanies the application. As previously mentioned the majority of trees within the site are mainly found on the site boundaries and therefore can be retained as part of the development proposals as the substantial area of proposed development would be located within the two existing open fields. There are a number of Category A trees identified, the majority of which are growing on the western boundary adjacent to the River Loddon. The most significant Category A tree T38, is a veteran hybrid Black Poplar growing on the southern boundary of the site and this would be retained as part of the proposed open space. Condition 21 would require the submission of an Aged and Veteran Tree strategy to ensure its continued protection.

53. The development proposals would result in some tree removals along the northern boundary adjacent to the A4 Bath Road in order to accommodate the main access into the site and a smaller secondary access. These would include a mix of two Category B and two Category C trees and one tree group and a partial tree group (Category C). However, notwithstanding this, a submitted 'Tree Retention and Removal Plan' identifies that the existing trees, (with the exception of those identified above), can be retained in principle as part of the proposed illustrative site layout. In addition to this, a significant number of new trees (circa. 350) would be planted to provide an attractive landscape setting for the development. As mentioned earlier, such tree planting would include street trees, along with planting within areas of open space, including an orchard in the southeastern corner of the site.

54. Therefore, whilst WBC Trees and Landscaping officer identified a few areas to address in relation to the proposed layout of the development as well as possible conflicts with the drainage strategy, subject to these matters being resolved in conjunction with the future reserved matters for the site (which may require a reduction in the number of dwellings proposed), the proposals are not considered to give rise to any significant adverse impacts in relation to trees and landscaping which would dictate that the application should be refused.



## Loss of Agricultural Land

55. Policy CP1 states that planning permission will be granted for development proposals that, amongst other issues, “7) *Avoid areas of best and most versatile agricultural land*”. Further, the NPPF states that planning policies and decisions should recognise the economic and other benefits of BMV agricultural land. The site contains best and most versatile (BMV) agricultural land which is defined as Grade 1 to Grade 3a. The Housing and Economic Land Availability Assessment (HELAA) identifies the site as containing Grade 1 and Grade 4 agricultural land, based on national mapping. An ‘Agricultural Land Classification, Soil Resources and Farming Circumstances’ report has been submitted with the application which includes a more detailed, localised survey of the agricultural land quality. This shows that the proposed developable area would comprise Grade 2 (very good quality) and Grade 3a (good quality) as well as 3b.
56. Supporting documents put forward the argument that the current agricultural landholding is unviable due to various constraints and its size and therefore the loss of a quantum of BMV agricultural land would not result in unacceptable impacts, particularly when weighed against the perceived benefits. Officers agree with the assessment that the land is less viable for farming practices. Whilst the loss of BMV land that would result from the scheme, would therefore represent a conflict with policy CP1, this therefore needs to be weighed into the overall tilted planning balance. Although limited weight can be attributed to the emerging LP, the fact that the site includes BMV land has not restricted its proposed inclusion for housing allocation within the LPU. It is also noted that Natural England have raised no objection to the proposal on this basis.

## Minerals

57. The application site falls within an area identified as a Mineral Safeguarding Area, due to the presence of mineral resources, notably sand and gravel deposits. Paragraph 209 of the NPPF states that: “*It is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods that the country needs. Since minerals are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.*” Paragraph 212 clarifies this further by stating: “*Local planning authorities should not normally permit other development proposals in Mineral Safeguarding Areas if it might constrain potential future use for mineral working.*”
58. Relevant policies relating to this are set out in the emerging Central and Eastern Berkshire Joint Minerals and Waste Plan (Joint Plan). The independent examination of the Joint Plan has now been completed and the Inspector’s report has been received which states that, subject to the main modifications set out in the appendix of the report, the Joint Plan is sound, and it is proposed to be formally adopted by the council in January 2023. The Joint Plan is therefore capable of carrying weight in the decision-making process in accordance with NPPF paragraph 48.
59. Joint Plan Policy M2 – *Safeguarding sand and gravel resources* advises that non-minerals development in the Minerals and Waste Safeguarding Area may be permitted if it can be demonstrated that the option of prior extraction has been fully considered as part of an application, and:

- a. Prior extraction, where practical and environmentally feasible, is maximised, taking into account site constraints and phasing of development; or
  - b. It can be demonstrated that the mineral resources will not be permanently sterilised; or
  - c. It would be inappropriate to extract mineral resources in that location, with regard to other policies in the wider Local Plans.
60. The Joint Plan acknowledges that despite new site allocations, there is likely to be a shortfall in mineral supply during the plan period, as the aggregate industry has not identified sufficient sites to fill the shortfall. Wider sources of aggregate will therefore form an important component of supply over the plan period.
61. Whilst the application site is not included within the list of Joint Plan site allocations, the policy response to address the shortfall is the identification of an 'Area of Search' to demonstrate the potential for, in effect, windfall provision within the plan area. The application site lies within the Area of Search and accordingly Policy M4(3) provides qualified support for extraction of sand and gravel.
62. With regards to the consideration of prior extraction as referenced within Policy M2 above, the applicant submitted a Preliminary Minerals Resource Assessment which concluded that the site would be unlikely to provide a viable extraction site. The applicant was subsequently requested to provide further evidence to this effect to support their position, including details of contact made with local industry operators to understand what commercial interest the site may have for extraction. In undertaking this exercise, the applicant's consultant contacted 4 commercial operators who are active in the local area and sought a view as to whether the site would be of interest to them as an extraction site. Responses from two industry operators (CEMEX and Summerleaze Ltd) were received and expressed that there would be qualified interest in taking any extracted mineral from the site to their processing sites elsewhere. However, the response from Summerleaze expanded further on this and advised that....
- "The site looks to be too small to be of interest to a mineral operator, the volume of possible mineral against the volume of overburden is not in its favour and the costs of infrastructure would be very high....If it were to be made available with the infrastructure in, planning approved and a settled way to reinstate the land by way of EA permit then we would be interested in taking the aggregate to our Bray site for processing."*
63. The above responses received would lead to suggest that whilst there could be interest in taking any raised aggregate from the site, this would be on the basis of the infrastructure already being in place on site to enable this. This would be the subject of an entirely separate planning process, one which could take up to 10 years from the application submission to site restoration following the extraction of the minerals. This would, in turn affect the deliverability of the site and its contribution to the housing land supply. The fact that the council is currently unable to demonstrate a deliverable housing land supply in excess of 5 years, as required by national policy, is considered to be an important material consideration to be weighed in the planning balance around pursuing extraction.

64. Notwithstanding the above, there are other factors relating to this issue with this application site which also need to be weighed in the planning balance. A further factor is the potential impact extraction and processing of minerals could have upon surrounding neighbouring amenities.
65. In this respect, Policy DM9 of the Joint Plan is relevant and relates to the protection of health, safety and amenity. In the supporting text to the policy, it acknowledges that *“the screening of sites and delivery of mitigation measures are often required to ensure the potential impact of minerals and waste developments on the habitats, landscape, townscape and local communities is kept to acceptable levels. It is recommended practice for operational mineral extraction and inert waste recycling sites to have a minimum buffer zone of 100 metres, where appropriate, from the nearest sensitive human receptors, such as homes and schools, though this distance will be reviewed on a case-by-case basis”*.
66. The applicant has provided a buffer zone plan which plots the extent of a 100m buffer zone from the nearest sensitive receptors, these being existing dwellings located adjacent to the site. This plan demonstrates that with the provision of a 100m buffer this would significantly reduce the “winnable area” of land for mineral extraction, and should the possibility of mineral extraction on this site be pursued, the extent of land available once a 100m buffer zone from the nearest sensitive receptors is taken into account, this would result in only 3 small areas on the site which would not fall within the buffer zones totalling an approximate area of 1.08ha. The “winnable area” would fall below the minimum plot size of 3ha identified in the emerging Joint Plan where prior extraction is considered to be economical.
67. Taking into account buffer zones, the remaining area where prior extraction could occur can reasonably be concluded to be unviable . This issue on its own merits is therefore considered sufficient to conclude that the site does not provide realistic prospects for the prior extraction of minerals on site due to the overriding need to protect surrounding existing residential amenities. There are other environmental sensitivities including the presence of the River Loddon which would require obtaining appropriate permits from the Environment Agency as well as the proximity of the adjacent railway line, whereby measures would need ensure that any extraction process on site would not impact upon the railway embankment. Moreover extraction would impact the local area in terms of noise, air quality and traffic generation from HGV’s for a sustained period. As such, this form development would not be considered appropriate in terms of its impacts on the local area.
68. Notwithstanding the above, the supporting text to Policy M2 states that it is expected that, as a minimum requirement, incidental recovery of sand and gravel as part of a non-mineral development will take place. Incidental extraction is the most straightforward way to ensure any mineral recovered as part of the normal construction/excavation is put to good use. It can be factored into the overall site design layout (which is reserved until a future time), through drainage or landscaping strategies. As such, should planning permission be forthcoming for the development proposed, clauses are recommended within the proposed construction management plan condition in relation to i) a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and ii) a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development (condition 7 refers).

69. Taking the above considerations into account, pursuing the possibility of prior extraction on the application site is not considered to be warranted or the best use of the site in this instance. The requirement for incidental extraction to occur as part of the construction process is considered a reasonable measure to ensure that the site is not unnecessarily wholly sterilised, should the non-mineral development proposals be granted permission.

### Open Space and Green Infrastructure

70. Policy TB08 of the MDD DPD lays out the required standards for development in terms of Public Open Space (POS) provision. Whilst outline in nature, an open space plan accompanies the application which illustrates how the proposals would provide for the on-site provision of the typologies of open space required by Policy TB08. This would comprise a variety of open spaces amounting to approximately 6ha of open space within the site including a Neighbourhood Equipped Area of Play (NEAP) children's play area. These areas would be further detailed at the reserved matters stage and will be transferred to the Council for their ongoing maintenance once completed. As such, the provision, delivery and maintenance cost requirements of the on-site open space will be secured through the S106.

71. Contributions in lieu of on-site allotment and sports facilities will be secured through the S106 and are reflected in the Heads of Terms. The cost of provision of these will be secured via CIL.

### Ecology and Biodiversity

72. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. An ecological appraisal accompanies the application and has been updated since the application was submitted in order to address initial comments made by WBC ecologist. The application site does not include any statutory or non-statutory ecological designations but does, however, have ecological sensitivities including the presence of the River Loddon on the western boundary and a number of trees/hedges which are of ecological importance. Land to the west of the site boundary falls within a Habitat Priority Area, and is also within the Loddon Valley Gravel Pits Berkshire Biodiversity Opportunity Area. The Loddon Nature Reserve (Local Wildlife Site) is located approximately 300m to the south of the site, accessed from the A3032. The ecological baseline status of the site and wider area was established through desk and field survey.

73. The habitats within the site support, or have potential to support, several protected species, including species protected under the provisions of the relevant legislation. Accordingly, a number of recommendations and measures are set out in regard to these species, with suitable mitigation strategies and compensatory measures identified, which would minimise the risk of harm to protected species, whilst enabling the conservation status of local populations to be maintained (and enhanced) as a result of the proposals. As such, conditions 23 and 24 relating to ecological permeability, species specific enhancements including a minimum of 100 bat and bird

boxes are recommended by WBC ecologist to ensure that mitigation measures as proposed within the submitted Ecological Appraisal are implemented.

74. Condition 7 relating to the submission of a Construction and Environmental Management Plan includes a requirement in relation to ecological protection matters during the construction phase.

#### Net gain for biodiversity

75. The NPPF para 170 (d) requires development to minimise impacts upon and provide net gains for biodiversity and para 180 advises that if significant harm to biodiversity resulting from a development cannot be avoided or mitigated, then planning permission should be refused. A Technical Briefing Note: Biodiversity Net Gain and a full Defra metric 3.0 spreadsheet has been submitted in order to consider the habitat changes proposed on site and whether these will lead to a biodiversity net gain.
76. This has been reviewed by WBC Ecologist who advises that the local planning authority can be confident that the proposed development will result in a greater than 10% uplift in biodiversity net gain, provided the detailed landscaping to match the proposals and the mechanism by which ongoing management to retain the proposed habitat changes are secured. The Environment Agency's response also comments on matters around biodiversity and considers that the proposals have an opportunity to incorporate the River Loddon into the development in a more beneficial way than originally indicated. They note that the river is recognised as an important local feature through its local wildlife site designation and opening up this previously unused section of river to the public will likely bring some adverse impacts through additional noise, disturbance, dogs and litter. Therefore, to ensure this section of the river is protected and enhanced for the benefit of local wildlife, the river element should be included within the net gain metric calculations and the detailed landscape proposals should ensure a balance between the wellbeing benefits of public access to nature, with ecological protection and enhancement. It is noted that an updated net gain metric calculation was subsequently submitted, however as the landscaping details are in outline at this stage, this will need to be re-calculated in any event in conjunction with the detailed landscape proposals that come forward.
77. In this regard, condition 16 includes securing a reassessment of biodiversity net gain alongside the detailed landscaping, and an off-site provision would be secured through S106 agreement as a contingency in the event of a shortfall. The S106 open space maintenance sums will also include provision for the ongoing management of these habitats.
78. Enhancements such as creation of a backwater for juvenile fish and introducing gravel and large woody debris is something the EA advised they would support. Condition 17 is also recommended to secure the submission and agreement of a Landscape Environmental Management Plan for all areas of public open space.

#### Transport, Highways and Parking

79. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network.

80. The application is accompanied by a Transport Assessment (TA) which has been amended within the application process to respond to comments from WBC Highways. This concludes that the impact of the development would not be severe and would not result in adverse impacts on the operation and safety of the local highway network. Many of the consultation responses have raised concerns in relation to the traffic impacts upon the free flow of traffic along the A4, as well as in Charvil and the centre of Twyford. However, the assessment within the submitted TA has been undertaken using the approved WBC traffic modelling WSTM4 trip rates, which has been reviewed by WBC Highways who are satisfied that the traffic generation associated with the proposals would not result in significant adverse impacts upon the surrounding highway network. Other comments refer to the time at which the road traffic surveys were undertaken and that these were not representative of the usual traffic flows. In this regard, WBC Highways advise that the traffic flow data was growthed to 2022 based on the national TEMPro database (Trip End Model Presentation Program which helps provides forecasts of trips) and was therefore considered to be a sound assessment.

81. As part of the modelling undertaken in conjunction with the TA, the following junctions were assessed:

- Proposed Site access roundabout;
- Proposed secondary site access;
- Wargrave Road Roundabout;
- London Road/Shepherds Hill Junction Westbound;
- A4 Westbound approach to Charvil A4 / A3032 roundabout;
- A4 / Sonning Lane;
- A4 / Pound Lane Roundabout; and
- Wargrave Road / London Road / Church St / High Street signal junction.

82. WBC highways have reviewed all of the above junction modelling details and are satisfied that no mitigation in the form of upgrades to existing junctions would be required as a result of the traffic generated by the development.

83. In conjunction with the proposal to provide a new roundabout at the main access into the site, the speed limit along the A4 New Bath Road from a point on the east edge of Charvil to the Wargrave roundabout would be reduced from 60 to 40mph. As such, a contribution for a Traffic Regulation Order (TRO) would be secured through the accompanying S106 and this is therefore reflected in the S106 Heads of Terms. The proposals also initially sought to include a reduction in the speed limit along the A321 Wargrave Road in front of the Piggott secondary school. However, due to speed data collected in relation to this, it was considered unlikely that such an application to reduce the speed limit in this location would be successful. As such, it is agreed that the developer will fund the provision of speed reduction signs in the vicinity of the school. This would be secured through the accompanying s106 and is also reflected in the s106 Heads of terms. It should be noted that the new roundabout junction is designed only to accommodate this development and not development to the north of the A4. Any proposal would need to undertake their own assessment and design.

#### Public Transport & Travel Planning

84. In order to encourage use of non-car travel modes, a contribution is being sought towards local bus service improvements. Whilst the nearest bus stop to the site is

located on the north side of the A4, close to the proposed secondary access and is served by an eastbound service, this only runs once daily. The nearest westbound services travel towards Reading along Old Bath Road. There are however a number of frequent bus services which run from Twyford train station which is within walking distance of the site. The proposed site access design also includes an area safeguarded for a potential future bus stop on the westbound carriageway.

85. A contribution would also be secured through the associated S106 agreement for the Council's 'My Journey' initiative. Such contributions are necessary to help encourage the use of alternative modes of transport other than by private car. As referred to later in the report, the 'My Journey' initiative also plays an important role in respect of seeking to reduce air pollution in the borough by promoting and encouraging alternative means of travel, other than by private car.

86. Table 3.1 below is included within the applicant's TA and Travel Plan and sets out both the walking and cycling times from the site to a number of the surrounding local facilities and services in the area. These are all considered to be located within broadly acceptable walking distances and indicates the range of facilities that the site would have access to.

**Table 3.1 Local Facilities**

| Facility  | Distance (meters) | Walking Time (minutes) | Cycle Time (minutes) |
|---|-------------------|------------------------|----------------------|
| Cedar Park Day Nursery & Pre School   | 170               | 02:00                  | 00:30                |
| King George V Rec. Ground   | 650               | 07:45                  | 02:00                |
| Newdays Pharmacy  | 750               | 09:00                  | 02:20                |
| M&S Simply Food   | 750               | 09:00                  | 02:20                |
| Twyford Library   | 800               | 09:30                  | 02:30                |
| Loddon Hall   | 800               | 09:30                  | 02:30                |
| Tesco Express   | 850               | 10:05                  | 02:40                |
| Waitrose Twyford  | 900               | 10:40                  | 02:50                |
| Polehampton Infant School   | 1,000             | 12:00                  | 03:05                |
| Piggot C of E School  | 1,000             | 12:00                  | 03:05                |
| Twyford Surgery   | 1,100             | 13:05                  | 03:20                |
| Twyford Train Station   | 1,100             | 13:05                  | 03:20                |
| Fields Pharmacy   | 1,200             | 14:20                  | 03:45                |
| Polehampton C of E Junior School  | 1,200             | 14:20                  | 03:45                |
| Charvil Stores & Post Office  | 1,500             | 17:50                  | 04:30                |
| <i>Walk speed 1.4m/s (Guidelines for Journeys on Foot The Institute of Highways &amp; Transportation)</i> |                   |                        |                      |
| <i>Cycle speed 5.5m/s Cycle Infrastructure Design LTN 1/20</i>  |                   |                        |                      |

87. The site is considered to be in a sustainable location whereby occupants would have ease of access to the local services and facilities within the centre of Twyford, all of which would be accessible safely by foot. The proximity of Twyford train station to the site is considered to be a significant benefit of the proposals, particularly given the number of train services which operate from the station, including frequent services into London and Reading. Some of the consultation objections commented that there is insufficient parking available at the station. However, as the site is considered to be within acceptable walking distance from the station, bringing sites forward such

as the application site are preferred over those which may be more remote, and would therefore place more reliance on private car travel.

### Illustrative Layout

88. As already mentioned, the main vehicular access into the development would be from a new roundabout junction located on the A4 New Bath Road at the north western side of the site, with a secondary access located further along the A4 to the east. These have been the subject of a Stage one safety audit, and details for these have also been reviewed as part of the application and considered acceptable. However full highways details of the accesses including further Road Safety Audits would be provided through conditions submissions (condition 14). There is not currently a pavement on the southern side of the A4, and as such, a 3m wide ped/cycle path is proposed to link the site with the location of the signalised 'Toucan' pedestrian crossing, in order to safely connect the site for pedestrians and cyclists with the ped/cycle path on the north side of the A4 which would also be the walking/cycling route from the site to the Piggott School.
89. The proposed illustrative layout is considered acceptable in highways terms, both for vehicles, but also for pedestrians and cyclists alike. It is proposed that the site will be designed to Manual for Streets (MfS) guidance, which is welcomed, however the design will also have to meet with the Borough's Highway Design Guidance. It is currently proposed that the main highway routes through the site would be put up for adoption by the Council. This will be secured through the S106 agreement.
90. The development will provide good permeability within and from/to the site by walking and cycling. However, a condition is recommended which would provide details of all walking/cycling routes connecting the site with the wider area. As mentioned whilst these have been indicated at the application submission stage in respect of connecting the development with the A4 ped/cycle path to the north of the site, further analysis of any potential improvements from the southern access of the site to the local facilities i.e. such as the infant and junior schools, bus stops and health and other local facilities. As such, condition 31 requires the submission of a walking and cycling strategy to be submitted which will need to demonstrate how the development would provide for safe connections to the wider locality.
91. Further detailed highways matters will be dealt with at the reserved matters stage and through conditions submissions recommended. This will include car & cycle parking, highway widths and alignments, tracking for refuse and emergency vehicles, service margins and other related highways layout details.

### Parking and Cycle Parking

92. In line with Core Strategy Policy CP6 and MDD Policy CC07, and the Council's standards, as currently set out in MDDL Appendix 2, the reserved matters will need to demonstrate that the development will incorporate parking and cycle parking in line with the Council's standards. Notwithstanding that this is an application for outline planning permission, details have been submitted which indicate that the illustrative layout could accommodate the parking requirements of the illustrative housing mix in line with policy. This will need to be further demonstrated and detailed further at the reserved matters stage to reflect the final proposed mix, and addressing comments



made by WBC Trees and Landscaping officer with regards to the location of some of the visitor parking bays on the site.

### Electric Vehicle Charging

93. It is proposed that the level of EVC charging points will be in alignment with the standards for 2026 as a minimum which is welcomed. This would be at a rate of 20% active and 50% passive (on plot parking) and 10% active and 40% passive (off plot) across the site which is over and above our current guidelines. This will be reviewed and amended to be in alignment with the local and national standards that are in operation at the time of the reserved matters application is submitted. Such provision would be secured by Condition 35.

### Flooding and Drainage

94. The NPPF and its supporting Planning Practice Guidance (PPG) on '*Flood Risk and Coastal Change*' provide guidance on how flood risk should be considered within the planning application process and encourages the implementation of Sustainable Drainage Systems (SuDS). The NPPF also requires applications to be subject to a Sequential Test, to guide development to areas at the lowest risk of flooding.

95. In addition, Core Strategy Policy CP1 – 'Sustainable development' and MDDL Policies CC09 '*Development and flood risk*' and CC10 '*Sustainable drainage*' are relevant and establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required, and managing surface water in a sustainable manner. Applications are also required to demonstrate how they have used the Strategic Flood Risk Assessment (SFRA) to determine the suitability of the proposal.

96. In accordance with the above policies, the application is accompanied by a Flood Risk Assessment which references WBC's Strategic Flood Risk Assessment (SFRA) which was published in 2020. The site has been assessed as part of the Sequential Test undertaken as part of the SFRA.

97. As mentioned, River Loddon bounds the western boundary of the site and is classified as 'Main River' managed by the Environment Agency. The river flows northwards and its confluence with River Thames is approximately 1.9km north of the site. River Loddon merges with Twyford Brook approximately 400m south of the Site.

98. The accompanying FRA identifies that at present the majority of surface water on the site either drains via natural infiltration into the ground or south-westwards following natural topography eventually discharging to the River Loddon which bounds the western boundary. The northeast part of the site is flat or drains towards the eastern boundary.

99. Most of the application site falls within Flood Zone 1 where the risk of flooding is low. However, parts of the site are located within flood zones 2 & 3, these areas being located in proximity to the route of the River Loddon located on the west side of the site and a further area at the southern end of the site. Areas adjacent to the river have been subject to flooding in the past, and concerns relating to this have been raised within a significant number of the consultation responses on the application, both in

terms of the application site itself, but also with regards to impacts of the proposed development upon flooding elsewhere in the locality.

100. The River Loddon has historically been subjected to numerous flood events. Since the autumn of 2000, the SFRA records 7no major flood events for the River Loddon including the winter floods of 2013/2014 which recorded the highest water level on record, whilst the Environment Agency's historic flood map records the greatest recorded flood extent in 2002.
101. The Environment Agency maintains monitoring stations along the River Loddon to record and monitor water levels used to inform the UK Governments Flood Information and Warning Service. The nearest monitoring station to the site is the Twyford Monitoring Station located approximately 500m downstream. Key information relating to the gauging station is contained within the UK River Levels database which identifies that the usual range of the River Loddon at Twyford is between 0.50m and 2.26m Above Ordnance Datum (AOD).
102. The highest level ever recorded at the River Loddon at Twyford is 3.43m, AOD which was reached on 9th February 2014. The rainfall during winter 2019/2020 also caused severe flooding across the country, and a peak water level of 3.10m above gauge datum was recorded at the Twyford Monitoring Station during this time. Consultants undertaking the flood risk assessment for the application were on site during this time and photographs showing the extent of flooding on the site have been included within the FRA.
103. However, highest recorded flood events are lower than the modelled 1 in 1000-year flood extent which has been used to determine the developable area of the site. The FRA confirms that all properties within the site will be located outside of the 1 in 1000-year plus climate change flood extent which is as shown on the submitted illustrative masterplan and illustrative land use plan, and all finished floor levels will be set 300mm above the maximum modelled flood level of 35.53m AOD.
104. The Environment Agency's response on the application notes that the application has applied the sequential approach to development with the indicative layout confirming that all proposed development can be delivered within Flood Zone 1. They therefore raise no objection to the proposals as they consider that the application does not present an increase in the risk of flooding on site or in the surrounding area. They note, however, that the land shown to be a risk of flooding should be safeguarded and no built development or ground level raising should take place in the designated areas. They therefore request condition 25 to be included which requires the development to be undertaken in accordance with the submitted FRA; for all finished floor levels to be set no lower than 35.83 metres above Ordnance Datum (AOD) and for no development or ground level raising to take place within the 1% annual probability flood extent with a 35% allowance for climate change as shown in Appendix J of the FRA.
105. It is noted that since the submission of the application, the PPG note on flood risk sets out an updated methodology for modelling the extent of flood zones including an allowance for climate change. The applicant has submitted a technical note which concludes that when applying the updated PPG note method for flood modelling, the site flood zone boundaries would be slightly reduced as a result. This document was sent to the Environment Agency for information. They responded to advise that if the

applicant wished to amend their proposal on this basis then this would need to be formally assessed. However, the applicant has not proposed to amend their proposals on this basis, and the originally modelled flood zone extents, including allowing for climate change will remain as originally indicated which is welcomed. As such despite concerns being raised relating to on and off site flooding from the development, the development is considered to meet the current standards.

### Surface Water Drainage Strategy

106. In terms of the proposed surface water drainage strategy for the site, Policy CC10 - '*Sustainable drainage*' is relevant, stating:

All development proposals must ensure surface water arising from the proposed development, including considering climate change, is managed in a sustainable manner. This must be demonstrated through:

- a) *A Flood Risk Assessment, or*
- b) *Through a Surface Water Drainage Strategy.*

All development proposals must

a) *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.*

b) *Incorporate Sustainable Drainage Systems (SuDS), where practicable, which must be of an appropriate design to meet the long term needs of the development and which achieve wider social and environmental benefits*

c) *Provide clear details of proposed SuDS including the adoption arrangements and how they will be maintained to the satisfaction of the Council [as the Lead Local Flood Authority (LLFA)]* d) *Not cause adverse impacts to the public sewerage network serving the development where discharging surface water to a public sewer.*

107. It is proposed that surface water run-off will be managed using a Sustainable Drainage System (SuDS) in line with the CIRIA SuDS manual and would comprise porous paving areas, soakaways, bioretention areas and swales, as well as attenuation in pipelines which would feed into an attenuation basin located on the west side of the site, before being discharged at the greenfield run-off rate. This outline strategy is welcomed and a "SuDS Management Train" process will be implemented to ensure that the proposed drainage strategy mimics the natural catchment of the site as closely as possible. However, further details will be required at the reserved matters stage to clearly demonstrate how these SuDS features will link with the surface water sewer. Such details would be required to be provided under the requirements of condition 26.

108. WBCs Flood Risk and Drainage Advisor has reviewed the submitted FRA and drainage strategy details submitted in support of this application for the site and notes the potential risk of groundwater flooding based on infiltration testing results. The FRA advises that appropriate waterproofing will be required to be included in the substructure design and any service trench installations to prevent the ingress of ground water into the pipes through leaking joints. Subject to mitigation measures, no objection is raised to the application and conditions relating to further detailed surface water drainage information in conjunction with the subsequent reserved

matters application will be required and formally agreed under conditions 26, 28 and 29.

### Environmental Health

109. Core Strategy Policy CP3 – *General Principles for Development* requires that new development should be of a high quality of design that does not cause significant detriment to the amenities of adjoining land users and their quality of life. Various reports have been submitted with the application relating to Environmental Health considerations around noise, contamination and air quality.

### Noise and Construction

110. Core Strategy Policy CP1 *Sustainable Development* seeks to avoid development in areas where noise may impact on the amenity of future occupants 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.
111. A noise assessment report has been submitted with the application and identifies that the dominant noise source affecting the site is associated with vehicular traffic travelling along the A4 to the north, along with intermittent noise associated with the Henley Branch railway line located to the east of the site.
112. The noise assessment modelling is based upon the illustrative layout and identifies those areas of the site where mitigation in the form of higher specification glazing and alternative ventilation would be needed in to achieve required internal ambient noise levels within the site, notably properties closest to the A4 and the railway line. It is noted that noise levels associated with traffic along the A4 is likely to reduce as a result of the proposed reduced speed limit along the site boundary with the A4. Notwithstanding this, as this is an outline application condition 40 is proposed to ensure that the housing layout within the subsequent reserved matters is designed and/or insulated so as to provide attenuation against externally generated noise.
113. Noise, disturbance and inconvenience during the construction period will be managed and minimised as far as is reasonable through good practice and through the requirement for the submission (for the Council's approval) of a Construction Environmental Management Plan (CEMP) (cond 7) and through the restriction of the permitted hours of construction activity (cond 9).

### Contamination

114. Core Strategy policy CP1 *Sustainable Development* requires development (amongst other factors) to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution (including noise) may impact upon the amenity of future residents.
115. A Phase 1 Ground Conditions Assessment has been submitted alongside the application and concludes that whilst the soils across the majority of the site are not expected to be affected by contamination, it does identify some potential sources of contamination (i.e. fuels, metals, pesticides and herbicides, ground gas) and

potentially asbestos used in farm barns/sheds building fabrics. As such, detailed Phase 2 intrusive ground investigations are recommended across the site to confirm the presence or absence of these and to identify what remediation may be required. As such, condition 38 is recommended which requires the submission of a detailed investigation and risk assessment to ensure that any potential contamination is identified and remediated in accordance with a scheme to be agreed in writing by the Council.

## Air Quality

116. Core Strategy Policy CP1 *Sustainable Development* establishes that development should minimise the emission of pollutants into the wider environment. A detailed Air Quality assessment has been provided with the application. The assessment considers the potential impact of traffic associated with the proposed development along with the temporary impacts of construction activity. The report concludes that the impact on local air quality will be low and will be well below the Air Quality objectives for NO<sub>2</sub> and PM<sub>10</sub>. The report has been reviewed by WBC Environmental Health Officers who accepts the conclusions, these being that the proposals would not give rise to unacceptable impacts upon surrounding air quality.
117. Local authorities are required to regularly review and assess air quality in their areas, and to determine whether or not, the air quality objectives are likely to be achieved. Air Quality Management Areas (AQMAs) are declared when there is an exceedance or likely exceedance of an air quality objective. The major source of air quality pollutants in Wokingham Borough is road transport, and the main pollutant of concern is nitrogen dioxide (NO<sub>2</sub>). Three Air Quality Management Areas (AQMAs) have been declared for exceedances of the Annual Mean NO<sub>2</sub> Objective. These are located in Wokingham Town Centre (declared in 2015), Twyford Village Centre Crossroads (2015) and along, and 60m either side of, the M4 throughout the whole of the borough (declared in 2001, amended in 2004). After declaration, the authority should prepare an Air Quality Action Plan (AQAP) within 12 months setting out measures it intends to put in place in pursuit of compliance with the objectives. Air Quality Action Plans (AQAP) for Twyford and Wokingham were subsequently published in 2018 and are currently in the implementation stage.
118. Whilst the application site itself is not located within the Twyford crossroads AQMA, the southern end of the site is located approximately 0.5km to the northwest of it, and it is acknowledged that traffic from this site will travel through Twyford crossroads. The air quality report therefore includes an air quality dispersion modelling assessment of the potential impact upon air quality in the area, including within the Twyford AQMA.
119. The methodology for this modelling exercise is accepted by WBC EHO, the outcomes of which predict that NO<sub>2</sub> concentrations within the Twyford Crossroads AQMA resulting from additional traffic associated with the development would be well below the National Air Quality Objectives (NAQO) levels.
120. As already mentioned, local authorities are required to regularly review and assess air quality in their areas and to this end, WBC produces 'Local Air Quality Management Annual Status Reports' (ASR), the most recent of which was published in June 2022. These report the results of the monitoring of NO<sub>2</sub> levels within the borough to the Department for Environment, Food and Rural Affairs (DEFRA). The

2022 Annual Status Report advises that the monitoring of NO<sub>2</sub> levels in Wokingham have shown a decreasing trend since 2017 and that no diffusion tube sites exceeded the Annual Mean Objective levels. Within the Twyford AQMA specifically, the continuous monitoring recorded an Annual Mean NO<sub>2</sub> level of 26.0µg/m<sup>3</sup>, which also met the objective. Across the borough as a whole, no diffusion tube results were recorded above 60µg /m<sup>3</sup> which indicated no exceedances of the 1 hour objective. As such, the ASR advises that no extensions or amendments to the AQMAs are required nor are any new AQMAs needing to be declared.

121. The ASR report acknowledges that the past two years have been the only time in the history of air quality monitoring when there has been very limited vehicles in some months on the road network in the Wokingham borough, due to the pandemic. Comparisons of NO<sub>2</sub> pre and post covid has been undertaken which shows that the Twyford Crossroads saw a reduction of NO<sub>2</sub> between 27% and 45% in 2020 compared to 2019. This equated to a 27.96% reduction in NO<sub>2</sub> annual mean concentration relative to 2019 in Twyford. However, when comparing 2021 to 2019 there is still an average reduction of 14.9% in Twyford. However, the AQMA designation cannot be revoked until there has been 3 continuous post covid years of meeting the air quality objectives.
122. The report acknowledges that whilst air quality has improved significantly in recent decades and will continue to improve due to national policy decisions (electric vehicles, cleaner engines etc), there are some areas where local action is needed to improve air quality further. Some of the local actions undertaken have included a successful joint application with Bracknell Forest and West Berkshire Councils to the Air Quality Grant Scheme 2020 in securing grant funding of £259,000 for the project of creating an anti-idling campaign, measuring PM<sub>2.5</sub> at the schools located near/within the AQMA's and looking at behaviour change of residents. In 2021 an Air Quality Officer was appointed. Some examples of the methods used to help improve air quality were a "Bumper Stickers Competition", where children were asked to create a sticker to put in the rear of a car to remind the people behind to switch off their engines. The Public Protection Partnership (PPP) also started the procurement process for the PM<sub>2.5</sub> School monitoring and Behaviour Change Specialists, who were appointed in early 2022.
123. During Clean Air Day in 2019, Wokingham Borough erected highway banners in both Wokingham and Twyford to ask drivers to cut their engines and stop idling. These Banners were to be revamped using the DEFRA Grant and the Behaviours Change specialists. There are also several Green Lamp Posts in Twyford, and it is anticipated that the impact will be evaluated in the 2023 ASR.
124. An anti-idling competition was also run by MyJourney, along with PPP in 2020 to help children become aware of idling and how it can cause pollution. As the banners were so popular with Schools and the Local Parishes these were continued to be displayed during 2021 outside schools and areas where traffic idling occurs such as the Twyford Railway station. These banners continue to be displayed at the winning schools or outside areas where there is idling.
125. Whilst the modelling assessment of the proposals do not indicate that traffic generation associated with the proposed development would result in harmful impacts upon surrounding air quality, there are other local initiatives being undertaken which will further raise awareness for new residents. In this regard and whilst air

quality mitigation measures are not required in this case to mitigate the air quality impacts of the proposals, the applicant has offered a contribution towards local air quality improvement initiatives. This is welcomed and would be secured within the S106. As mentioned within the Highways section of the report, the site is considered to be sustainably located, with good access on foot to local services. As already mentioned, the S106 will also secure a contribution towards the 'My Journey' initiative, to encourage alternative and sustainable travel patterns to and from the site. The provision of Electric Vehicle Charging (EVC) points on the site will also support the rising ownership of electric vehicles, which also assists in the reduction of vehicle related air pollution. The national trend and that of national legislation, is that EV use will increase over the next decade which will improve air quality further.

126. With regards to potential impacts upon local air quality during the construction phase, condition 7 requires the submission of a Construction Environmental Management Plan (CEMP) which will contain methodologies and procedures to minimise dust.
127. Therefore given that the assessment of the proposals in respect of air quality impacts shows that NO<sub>2</sub> levels, (including within the Twyford Crossroads AQMA) resulting from additional traffic associated with the development would be below the National Air Quality Objectives (NAQO) levels, the proposals in this respect would not give rise to adverse impacts upon surrounding air quality.

### Sustainable Design and Construction

128. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDDLDP policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010). As the proposal is for residential of over 1000sqm, Policy CC05 also advises that planning permission will only be granted for such proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology.
129. An Energy Statement has been submitted in support of the application, which sets out the various renewable and low energy technology measures which could be used in the design of the development in order to reduce energy demand on site, and as such, reduce CO<sub>2</sub> emissions. As the application is outline in nature, details provided within the energy statement are based on calculations using a sample of dwelling types as the final layout/dwelling types would not be agreed until the reserved matters stage. Notwithstanding this, the predicted calculations identified that by adopting a fabric first approach combined with the use of renewable technologies in the form of (PV) solar panels, a 26.1% reduction in CO<sub>2</sub> emissions could be achieved.
130. However, whilst the submitted sustainability report sets out various potential measures which could be used to achieve in excess of the policy requirement of a 10% reduction in CO<sub>2</sub> emissions, it is noted that Building Regulations have been updated since the application was submitted, and the final layout and dwelling number and designs will not be finalised until the reserved matters stage. As such, condition 41 requires the reserved matters submission to be accompanied by a

detailed sustainability and energy efficiency report which will need to factor in the updated Building Regulation requirements to demonstrate compliance with Policy CC05.

131. As referenced earlier in the report, in conjunction with the proposals, a significant number of new trees would also be planted across the site (circa.350), which would also help reduce CO<sub>2</sub> emissions, and further contribute towards the Council's Climate emergency commitment response to working towards achieving zero carbon developments.

### Archaeology and Heritage

132. MDD Policy TB25 states that in areas of high archaeological potential, applicants will be required to provide a detailed assessment of the impact on archaeological remains. If development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

133. Berkshire Archaeology (BA) were consulted on the application and their response refers to the application documentation submitted in support of the application which includes the results of a pre application archaeological investigation (involving a geophysical survey, evaluation trenching), and a *Desk-Based Assessment* (DBA). Their response advises as follows:-

"The evaluation trenching has demonstrated the existence of both early Neolithic activity and Late Iron Age activity within the red line boundary of the site, in the northwest and southwest parts respectively.

Early Neolithic and Late Iron Age remains have been discovered at the site. Early Neolithic cut features are not common in this region: no other Neolithic features are recorded within a 1 km radius of the site in the Berkshire Archaeology Historic Environment Record. Neolithic evidence in this area is confined to the findspots of three flint axes and a flint scatter. This site is likely to be of regional significance. Similarly, the Late Iron Age features, depending on their full extent and nature, are also likely to be of at least local, and possibly regional significance.

Evaluation trenching has confirmed that much of the site has not previously been built upon. The groundworks required to facilitate the proposed development have the potential to negatively impact previously undisturbed archaeological deposits.

We would therefore recommend that a further scheme of archaeological works is secured by an appropriately worded condition should permission be granted for this development. This is in accordance 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.*"



134. As such, and in accordance with the request from Berkshire Archaeology, condition 50 is proposed, requiring a further scheme of archaeological works to be submitted and approved in consultation with BA.

### Heritage

135. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings. There are no designated or undesignated heritage assets within the site and none are located within such a distance from the site that their setting would be affected by the proposals. The proposals would therefore not have a detrimental impact upon the special interest or setting of any nearby Listed Buildings or designated Heritage Assets.

### Employment Skills Plan

136. 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. However, in this instance, the applicant has elected to pay a contribution in lieu of the provision of an Employment Skills Plan and as such, this would be secured within the S106 agreement and is reflected in the S106 Heads of Terms.

### Community Infrastructure Levy and associated supporting infrastructure

137. Concerns have been raised within a significant number of consultation responses around the impact of the proposals upon existing infrastructure and services in the locality such as roads, schools and doctors/dentist surgeries etc. In this regard, the development will be subject to Community Infrastructure Levy payments, which are used to support infrastructure requirements of new developments, the rate for which is currently £365sqm (rising to £500.29 in Jan 2023). The total amount payable would be calculated in full based on the rate applicable following the approval of reserved matters. In relation to the concerns around the existing capacity on the doctor and dentist surgeries, this sits outside the Council's control and remit, and the Buckingham, Oxfordshire and Berkshire West Integrated Care Board (ICT) were consulted on the application. Their response advised that they had noted the potential population numbers for planning purposes and had informed the surgeries closest to the proposed development. They also stated that they continue to liaise with WBC to help meet the increased demand associated with the aggregate impact of housing developments in the Borough. The Integrated Care Board are the responsible body in respect of NHS health facilities in the area, and as such, whilst WBC collect the CIL contributions, the ICT liaise with the Council accordingly in respect of requesting CIL monies towards any identified required improvements.
138. As referred to in the Highways section of the report, the assessment of the application proposals with regards to the existing surrounding road infrastructure has concluded that there is capacity to accommodate the travel demands associated with the development without significant adverse impacts or the need for upgrades to any existing junctions in the local area. The location of the site within Twyford is considered to be such that occupants living within the development will be able to

access a range of day-to-day services and facilities within the village centre, without the need to travel by car.

139. The applicant will also pay a contribution towards the Council's 'My Journey' initiative which will provide further information to new residents around travel planning and encouraging the use of sustainable modes of transport. The proximity of the site with Twyford train station is considered a significant benefit in respect of encouraging the use of alternative transport modes.
140. With regards to the concerns raised around school places, WBC Education service raises no objection in relation to the proposals and advises that as things currently stand, WBC has local primary schools that can't use all their capacity and therefore the most likely short / medium term impact will be to help fill existing schools.
141. It is acknowledged that there has recently been an increase in demand for secondary school place capacity, and WBC is working to create additional secondary school capacity to serve the borough. However, as WBC Education advises, the existing 'bulge' will be in schools by the time homes appear on the site as WBC will have made the provision needed, and because the bulge will pass through, demand will subsequently drop. Of relevance to this application, the Piggott Secondary School was granted planning permission earlier this year for a temporary classroom provision to facilitate an increase in pupil intake whilst longer term proposals are prepared. It is noted that for the most recent September 2022 intake, all children in catchment whose parents had applied for the school as their first preference got a place (unless their parents subsequently opted to make other arrangements), along with some outside of catchment. It is therefore considered that the proposals would be able to acceptably accommodate the educational needs of the development without compromising those of existing residents.

## Conclusion

142. For the reasons outlined in the above report, the site is considered to be a sustainable and suitable development site that would offer public benefit to help meet the needs of the community. The application will deliver high quality development in accordance with the Council's overall spatial strategy and although it is situated beyond the existing settlement boundary within the countryside, the site is located adjacent to a major development location and the benefits of the scheme are considered to outweigh limited conflict with the underlying aims and objectives of the development plan.
143. However, and as outlined above, as the Council cannot currently demonstrate a five-year housing land supply, the most important policies for determining the application are considered out of date and the NPPF tilted balance in the presumption of sustainable development is engaged. Furthermore, the proposals are not considered to result in any significant adverse impacts that would lead to suggest that the application should be refused and it is considered that an appeal Inspector would likely reach the same conclusion in this regard. Officers therefore recommend the application for approval, subject to the conditions listed and an accompanying S106 agreement.

**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. Approved Details

This permission is in respect of the submitted application plans and drawings outlined 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.

5563.003G Proposed Access Arrangements

PRB-TWY-013D Illustrative Land Use Plan

PRB-TWY-012D Illustrative Storey Heights Plan

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

### 2. Dwellings Limit

The number of dwellings constructed on the application site pursuant to the planning permission hereby approved shall not exceed 200 dwellings.

*Reason: For the avoidance of doubt and in the interests of proper planning.*

### 3. Phasing

Prior to the commencement of development, a strategy for the sub-phasing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy will define:

- i. the development to be delivered within each sub-phase of the development;
- ii. timescales;
- iii. details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;

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

*Reason: to ensure comprehensive planning of the site, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17.*

### 4. Reserved Matters

a) Approval of the details of the layout, scale, design and external appearance of the buildings and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before expiration of 18 months from the date of this permission.

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

*Reason: In pursuance of S91 of the Town and Country Planning Act 1991 (as amendment by s51 of the Planning and Compensation Act 2004).*

5. Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 2015 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.

*Reason: To safeguard the character of the area and residential amenity of neighbouring properties and the character and appearance of the landscape. Relevant Policies: Core Strategy policies CP1 and CP3.*

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

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

7. Construction Environmental Management Plan (CEMP)

Prior to commencement of development hereby permitted, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP. The CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel Plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) programme of works, including measures for traffic management and operating hours;
- v) piling techniques;
- vi) provision of boundary hoarding;
- vii) details of a site security strategy;
- viii) protection of the aquatic environment in terms of water quantity and quality;
- ix) details of proposed means of dust suppression and noise mitigation;
- x) details of measures to prevent mud from vehicles leaving the site during construction;

- xi) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xii) lighting on site during construction;
- xiii) measures to ensure no on-site fires during construction;
- xiv) monitoring and review mechanisms;
- xv) implementation of the CEMP through an environmental management system;
- xvi) details of the haul routes to be used to access the development;
- xvii) details of temporary surface water management measures to be provided during the construction phase;
- xviii) details of the excavation of materials and the sub-surface construction methodology;
- xix) a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and,
- xx) a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development.
- xxi) Relevant ecological mitigation measures for protected mammal species in particular in relation to mammals, birds, and reptiles, based on up-to-date surveys;
- xxi) Details of how the 10m ecological buffer zone to the River Loddon will be protected during development.
- xxii) Use of protective fences, exclusion barriers and warning signs;
- xxiii) Responsible persons and lines of communication.
- xxiv) Appointment of a Construction Liaison Officer.

*Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience; to minimise the environmental impact of the construction phase and to ensure that construction activities adequately mitigate the risk to protected species (capturing recommended mitigation measures MM3, MM4, MM7, MM8, MM9, MM10, and MM11) in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy, and ODPM circular 2006/05.*

## 8. Construction Vehicles

No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

*Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.*

## 9. Hours of operation

No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:

- i) between the hours of 08:00 to 18:00 Monday to Friday; and
- ii) 08:00-13:00 on Saturday; and

- iii) at no time on Sundays or Bank or National Holidays except for
- iv) individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Where works are agreed by the LPA under iv) above, key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period, in accordance with Core Strategy policies CP1 and CP3, and Managing Development Delivery Local Plan policy CC06, whilst providing flexibility where works outside the usual hours are unavoidable or would not result in unacceptable disruption in the surrounding area.*

#### 10. Design Code

Prior to the submission of Reserved Matters pursuant to condition 4, a Design Code for the site shall be submitted to and approved in writing by the LPA. The details shall include:

- i) amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive and high-quality development with distinct character areas within it;
- ii) an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists including connectivity to Twyford town centre and Charvil Meadows and Charvil Country Park;
- iii) principles for how parking to the council's standards will be delivered within each character area including integration of unallocated parking in the public realm;
- iv) measures to ensure that the proposals provides a sufficient buffer to the sensitive open countryside to the west and south of the site and accommodate the necessary mitigation planting as required by the Landscape Report.

The subsequent submitted Reserved Matters shall demonstrate how the proposals accord with the principles established within the approved Design Code

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

11. Samples of Materials

Prior to commencement of development above finished floor level, 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*

12. 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 floor 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: NPPF and Core Strategy policies CP1 and CP3 and Managing Development Deliver Local Plan Policy TB21.*

13. Lighting for Light Sensitive Species

Prior to commencement of development, a "lighting design strategy for biodiversity" shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for protected mammal species and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings.
- c) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

*Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7 and TB23.*



14. Highway Construction details

Prior to the commencement of development, full details of the construction of roads, cycleways 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. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of first occupation, unless otherwise agreed in writing by the local planning authority.

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

15. Landscape Design Statement

The reserved matters application shall be accompanied by a Landscape Design Statement and plan to give details of the landscape proposals and structural planting including street tree planting in accordance with the landscape measures detailed in the submitted Landscape Report, in advance of the landscape details required to be provided to comply with the detailed landscape condition 16.

*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.*

16. Detailed Landscaping

No development shall take place in any phase of the development until full details of both hard and soft landscape works for that phase have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:

- a) scheme drawings;
- b) proposed levels and contours;
- c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
- f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;

- g) hard landscaping materials including samples;
- h) minor artefacts and structures (e.g., street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation;
- i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
- j) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- k) car parking layouts, other vehicle and pedestrian access and circulation areas;
- l) measures required for ecological mitigation and biodiversity net gain to include an updated assessment using the Defra metric to achieve a minimum 10% biodiversity net gain;
- m) how the river channel morphology and bankside habitat will be enhanced to contribute to biodiversity net gain.
- ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
- iii) 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 maintain favourable conservation status of the site for protected species and species of principal importance. Relevant policy: Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23*

#### 17. Landscape and Ecological Management Plan (LEMP)

The reserved matters application shall include a detailed landscape and ecological management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas (except privately owned domestic gardens). The plan shall be approved in writing by the local planning authority and carried out as approved. Approved mitigation shall be fully implemented prior to occupation and subsequently retained thereafter throughout the lifetime of the development. Any subsequent variations shall be agreed in writing by the local planning authority. The scheme shall include the following elements:

1. Description and evaluation of features to be managed.
2. Ecological trends and constraints on site that might influence management to include an ecological buffer zone of no less than 10 metres adjacent to the River Loddon. This zone shall be free of all built development including

lighting, footpaths and formal landscaping. A detailed planting scheme for this zone shall be submitted which includes native species of local provenance which enhance the value of the watercourse.

3. Aims and objectives of management
4. Appropriate management options for achieving aims and objectives
5. Details of all new habitat created on site, including enhancements to the River Loddon and its riparian corridor.
6. Details of maintenance regimes and a long-term management plan for the site.
7. Delivery and maintenance of the biodiversity net gain measures outlined in the submitted Technical Briefing Note: Biodiversity Net Gain Assessment (Aspect Ecology, ref: 1005672, March 2022)
8. Prescriptions for management actions.
9. Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
10. Ongoing monitoring and remedial measures.

The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

*Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. This approach is supported by paragraphs 174 and 180 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.*

*This condition is also supported by legislation set out in the Natural Environment and Rural Communities Act 2006 and Article 10 of the Habitats Directive which stresses the importance of natural networks of linked corridors to allow movement of species between suitable habitats, and promote the expansion of biodiversity.*

*To secure appropriate wildlife mitigation, compensation and enhancements within the course of the development, as appropriate under the NPPF and in accordance with Local Plan policies CP7, CC03 and MDD Policy TB23.*

#### 18. Arboricultural Impact Assessment

The reserved matters application shall be accompanied by an updated Arboricultural Impact Assessment (AIA) to ensure development proposals including SuDS requirements have been fully considered in relation to the tree constraints.

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

19. Retention of trees and shrubs

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

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

20. Protection of trees

a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place 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 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*

21. Aged and Veteran Tree Strategy

Prior to the commencement of development, a detailed veteran and aged tree mitigation strategy for the veteran tree within the site shall be submitted and approved in writing by the LPA. The strategy shall include a tree management plan for the tree works that are required to maintain the tree's ecological value as well as providing mitigation proposals to compensate for encroachment of development within the RPA. The management plan should cover a period of 10 years from the commencement of development. The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

*Reason: To secure the continued appropriate management and maintenance of the tree, in accordance with Core Strategy policy CP3, CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.*

22. Details of boundary walls and fences

Prior to commencement of development above finished floor level, 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*

23. Ecological Permeability

The reserved matters for the development shall include a detailed scheme to maintain or enhance the ecological permeability of the site (especially with regard to mammals). The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

*Reason: To ensure appropriate mitigation of the impact upon protected species during construction and in the long term, in accordance with NPPF, Core Strategy Policy CP7 and MDD Policy TB23.*

24. Species Specific Enhancements

Prior to commencement, a detailed strategy for species specific enhancements in line with measures EE5, EE6, and EE7 of the submitted Ecological Appraisal report (Aspect Ecology, ref: 5672 EcoAp vf4 /SK/HK/MRD, March 2022) and to provide a minimum of 100 bat and bird boxes across the site shall be provided to the local authority for its approval. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

*Reason: To secure biodiversity net gain in the design as per NPPF paragraph 174 and MDD Local Plan policy TB23.*

25. Flood Risk and Drainage

The development shall be carried out in accordance with the submitted flood risk assessment (ref 5563.FRA Issue 04 Dated 24.03.2022, produced by Stuart Michael Associates Limited) and the following mitigation measures it details:

1. Finished floor levels shall be set no lower than 35.83 metres above Ordnance Datum (AOD)
2. No development or ground level raising shall take place within the 1% annual probability flood extent with a 35% allowance for climate change as shown in Appendix J of the FRA

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

*Reason: To reduce the risk of flooding to the proposed development and future occupants and to prevent flooding elsewhere by ensuring flood water storage is retained in accordance with paragraph 167 of the National Planning Policy Framework and Local Plan policy CP1 and CC09.*

26. Surface Water Drainage Strategy

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

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A drainage strategy plan for the proposed development, including pipe details with invert levels.
- A maintenance arrangement for the SuDS features throughout the lifetime of the development, indicating who will be responsible for the maintenance.

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

27. No drainage systems for the infiltration of surface water to the ground are permitted other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the development does not contribute to, is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution caused by mobilised contaminants. This is in line with paragraph 174 of the National Planning Policy Framework and Local Plan policy CP1.*

28. Exceedance Flow Route

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 first occupation of the site.

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

29. Overland flow

The layout of the development site and the drainage system should be designed so that natural low lying areas and overland conveyance pathways are used to manage surface runoff, where appropriate, where they do not pose an unacceptable risk to the new developments or downstream areas/ elsewhere. Where run-off from off-site sources is drained together with the site run-off, the contributing catchment should be modelled as part of the drainage system to take full account of additional flows.

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

### Access and movement

30. Access

Prior to commencement of the development, details of the proposed vehicular accesses on to New Bath Road to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The accesses 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 accesses 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 in accordance with Core Strategy policies CP3 & CP6.*

31. Walking and Cycling Strategy

The reserved matters for the development shall include details of internal pedestrian and cycle infrastructure and connections from the development to improve footway and cycleway routes that connect the development with local services and Twyford centre shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

*Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6.*

Parking

32. Garages and car ports to be retained as such

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

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

33. Details of car and motorcycle parking

The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

*Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010.*

34. Cycle parking

The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details before occupation of the development



hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

*Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.*

35. Electric Vehicle Charging

Prior to commencement of development above finished floor level, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure, in accordance with Building Regulations Approved Document S and details of installation charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

*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.*

36. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

*Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.*

37. Speed Limit Reduction Measures

Prior to commencement of the development, details of speed limit and speed reduction measures along New Bath Road (between the access to Newland Farm and access to the site) shall be submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to commencement of development.

*Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.*

Environmental Health

38. Land Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of contamination remediation must not commence until conditions A – D (below) have been complied with. If unexpected contamination is found after development has commenced, development must be halted on that part of the site affected by the unexpected

contamination, to the extent specified in writing by the Local Planning Authority, until there is compliance with condition D (below)

#### A Site Characterisation

An investigation and risk assessment shall be completed in accordance with a scheme that has been submitted and approved in writing by the local planning authority to assess the nature and extent of contamination on the site, whether or not it originates at the site. (This is in addition to any assessment that may have been provided with the planning application). The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to the local planning authority for approval. The report of the findings must include:

- (i) all previous uses
- (ii) potential contaminants associated with those uses
- (iii) a survey of the extent, scale and nature of the contamination;
- (iv) a conceptual model of the site indicating sources, pathways and receptors;
- (v) potentially unacceptable risks arising from contamination at the site to:
  - a) human health;
  - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and services and pipework;
  - c) adjoining land;
  - d) groundwater and surface waters;
  - e) ecological systems;
  - f) archaeological sites and ancient monuments
- (vi) an appraisal of remedial options, and proposal of the preferred option

(N.B. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11.)

#### B Submission of a remediation scheme

A detailed remediation scheme that describes how the site will be made suitable for the intended use must be submitted to the local planning authority for written approval. The remediation scheme shall include, the proposed remediation objectives and remediation criteria, details of all works to be undertaken, the timetable of works and site management procedures. The remediation scheme shall ensure that the site cannot be declared as being contaminated under part 2A of the Environmental Protection Act 1990, in relation to the intended use, after remediation works are completed.

#### C Submission of a Verification Plan

A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (B) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

#### D Implementation of the approved remediation scheme

The approved remediation scheme shall be implemented before other groundworks or construction works commence unless a phased approach has been agreed as part of the approved remediation scheme or unless written approval is given by the Local Planning Authority. The applicant or contractor must give at least two weeks written notice before remediation works commence. Following completion of remediation works at the site, or upon completion of each phase a verification report shall be submitted to the Local Planning Authority for written approval. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met.

#### E Reporting of Unexpected Contamination

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

#### F Long term monitoring and maintenance

A scheme setting out the future monitoring and maintenance that will take place at the site shall be submitted for written approval to the Local Planning Authority. The scheme shall include details of the timescales over which monitoring and maintenance will take place and how frequently reports will be submitted to the local planning authority for approval. All monitoring and maintenance work will be carried out in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

39. Foundation designs and investigation boreholes using penetrative methods shall not be carried out other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the proposed development does not harm groundwater resources including quality in line with paragraph 174 of the National Planning Policy Framework and Local Plan policy CP1.*

40. The reserved matters submitted pursuant to condition 4 shall be accompanied by a noise assessment report which demonstrates that the housing layout has been designed and/or insulated so as to provide attenuation against externally generated noise. The noise assessment shall demonstrate that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night. The design and/or insulation measures identified in the scheme shall

ensure that ambient internal noise levels for the dwellings meet the BS8233/2014 Sound insulation and noise reduction for buildings – Code of Practice. For gardens, the steady noise level should not exceed 50dB LAeq,T. The approved mitigation measures to serve each dwelling shall be implemented prior to occupation and retained thereafter.

*Reason: To protect future residents from the harmful effects of high noise levels, in accordance with the NPPF and Wokingham Borough Core Strategy Policies CP1, CP3 and Managing Development Delivery Policy CC06.*

41. Sustainability and energy efficiency

The reserved matters application for the development shall include an updated energy statement to include:-

- i) a strategy detailing how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L: Building Regulations; or
- ii) an alternative strategy which can demonstrate a greater carbon saving than would be achieved by i) above

*Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application. Relevant Policies: Core Strategy policies CP1, and CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document (2010).*

42. All new dwellings shall be provided with the appropriate connections for broadband or similar technologies, or ducting that shall enable the connection of broadband or similar technologies.

*Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014).*

43. The development shall include provision for all dwellings with a garden with:
- a. A water butt of an appropriate size installed to maximise rainwater collection; and
  - b. Space for composting

*Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010).*

44. Emergency water supplies

Development shall not commence until details for the provision of a water supply including fire hydrants to meet firefighting needs throughout the development (including the installation arrangements and the timing of such an installation) have been submitted to, and approved in writing, by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

*Reason: To ensure that adequate measures for firefighting can be incorporated into the development, including the construction phase in accordance with Wokingham Borough Core Strategy Policy CP4.*

45. Water supply infrastructure

No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

*Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.*

46. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any construction must be undertaken in accordance with the terms of the approved information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

*Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.*

47. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by the local planning authority in consultation with Thames Water. Any piling must be undertaken in accordance with the terms of the approved piling method statement.

*Reason: The proposed works will be in close proximity to underground water utility infrastructure. Piling has the potential to impact on local underground water utility infrastructure. Please read our guide 'working near our assets' to ensure your workings will be in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.*

48. Development here by approved shall not commence until a 'Phase II' contaminated land risk assessment has been submitted to and approved by the local planning authority in consultation with the water undertaker. The risk assessment shall document the nutrient impact to ground water abstraction as a result of the development and propose mitigation and monitoring to ensure that at least 'nutrient

neutrality' is achieved. The development shall be constructed in line with the recommendations of the Risk Assessment.

*Reason: To ensure that the water resource is not detrimentally affected by the development.*

49. Development here by approved shall not commence until a Source Protection Strategy, detailing how the developer intends to ensure the water abstraction source is not detrimentally affected by the proposed development both during and after its construction, has been submitted to and approved by the local planning authority in consultation with the water undertaker. The development shall be constructed in line with the recommendations of the strategy.

*Reason: To ensure that the water resource is not detrimentally affected by the development*

50. Archaeological investigation

Development shall not commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

*Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25*

51. Secured by Design

The reserved matters application for the development shall include details of how the development has taken into account principles of Secured by Design. The development shall be carried out in accordance with the approved details.

*Reason: In order to create places that are safe, inclusive and accessible in accordance with Core Strategy Policies CP1, CP2, & CP3.*

52. Communications Plan

Development shall not commence until a Communications Plan has been submitted to and approved in writing by the Local Planning Authority. 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.*

#### Informatives

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

- 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
    - 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 (including countryside)
    - CP17 Housing delivery
  - 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 (from all sources)
    - CC10 Sustainable Drainage
    - TB05 Housing Mix
    - TB07 Internal Space standards
    - TB12 Employment Skills Plan
    - TB21 Landscape Character
    - TB23 Biodiversity and Development
    - TB24 Designated Heritage Assets
    - TB25 Archaeology
  - Borough Design Guide Supplementary Planning Document (2012)
  - Infrastructure Delivery and Contributions Supplementary Planning Document (2011)
  - Affordable Housing Supplementary Planning Document (2011)
  - Sustainable Design and Construction Supplementary Planning Document (2010)
  - DCLG – Nationally Described Space Standards
  - Living Streets: a Highways Guide for Developers in Wokingham (2019)
  - Wokingham SuDS Strategy (January 2017)
- 3 The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access
- 4 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.

- 5 Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
- 6 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.
- 7 Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Local Highway Authority on tel: 0118 9746000.
- 8 The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
- 9 The council advises that the developer produces a strategy to install superfast broadband infrastructure for future occupants of the site. The strategy should ensure that upon occupation of a dwelling the new home owner has access to a superfast broadband service through a site-wide network. It is also advised that the developer keeps occupants fully informed of any delays to superfast broadband connection in before they purchase/occupy their new homes.
- 10 Due to the close proximity of the proposed works to Network Rail's land and the operational railway, Network Rail requests the applicant / developer engages Network Rail's Asset Protection and Optimisation (ASPRO) team via [AssetProtectionWessex@networkrail.co.uk](mailto:AssetProtectionWessex@networkrail.co.uk) prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.
- 11 The applicant / developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from our website <https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>



## APPENDIX 2 - Twyford Parish Council Comments

PLANNING REF : 212720  
PROPERTY ADDRESS : PO Box 8250  
: Reading  
: RG6 9SZ  
SUBMITTED BY : Twyford Parish Council  
DATE SUBMITTED : 16/09/2021

### COMMENTS:

Twyford Parish Council would like to object to this outline planning application. The application is premature and if approved would deny residents of Twyford their democratic right to participate fully in the development of the next Wokingham Local Plan by presupposing its outcome.

The arguments to establish a principle of development presuppose the shape and form of the emerging draft local plan. It presupposes that the 5 year supply of land situation will change and that the village developed envelope will have to change to afford sustainable development. In neither case has evidence been submitted to show that this is the case or that development needs to take place in contravention of the existing local plan. As such it takes no account of the impact of any extension of the village envelope on local services and infrastructure in the wider sense.

In terms of access, which is not a reserved matter, we object to this application as the impact on both traffic on the A4 and through the centre of Twyford have not been fully considered and should be assessed properly through the emerging local plan process. Again, this robs residents of Twyford the right to participate fully in the local plan development process and strips us of the protection of the existing local plan.

We do not wish to comment on reserved matters at this time as they do not provide any material evidence for determining this application and could change at any time if an approval was given.

This page is intentionally left blank

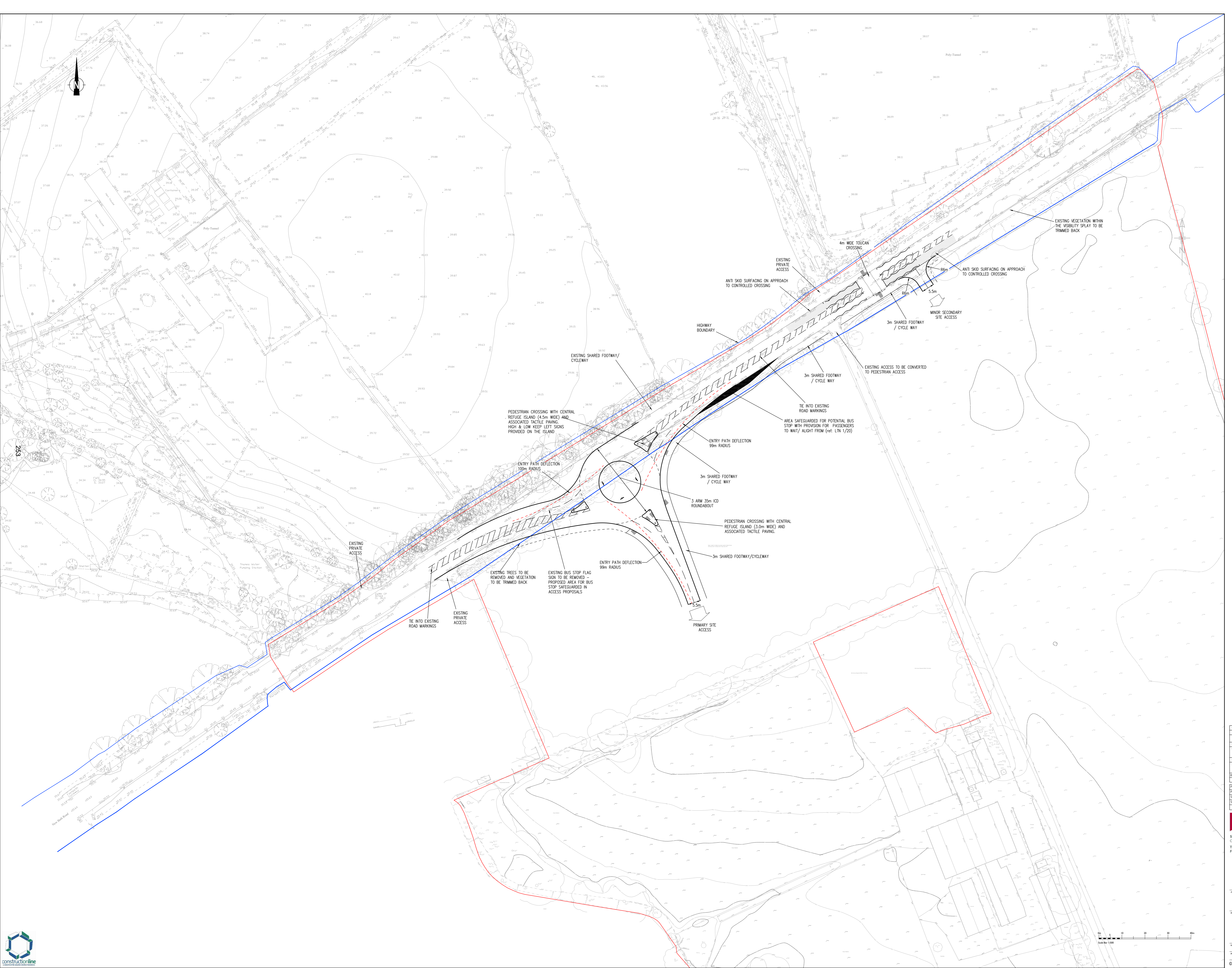


- KEY**
- Site Boundary - 12.13Ha.
  - New Public Open space to include play area, informal recreation, bio-diversity net gain and decorative planting - 4.95Ha.
  - Landscape buffer along the boundary with the A4 New Bath Road.
  - Line of 1-in-a-1000 year flood zone shown dotted.
  - Development areas to include residential buildings, private gardens, parking, infrastructure and decorative planting - 7.18Ha.
  - Land reserved for infrastructure, main pedestrian & cycle route, main vehicular routes & parking.
  - Garden set-back along the boundary of the railway land.
  - Line of existing agricultural track.
  - County Highway owned land.
  - Existing trees retained
  - Proposed barrier to prevent southern access use as a main route for new housing. (Location to be agreed).

Rev.D 18/03/2021 Garden set-back & A4 buffer revised. Overall areas amended to suit.  
 Rev.C 24/06/2021 Further notes revised, barrier location added.  
 Rev.B 23/06/2021 Drawing renamed illustrative. Further descriptions added.  
 Rev.A 15/06/2021 Red line boundary amended to include highway land. Land areas updated.

This page is intentionally left blank

NOTES:  
DRAWING TO BE VIEWED IN CONJUNCTION WITH DRAWING 5563.015 - PROPOSED ACCESS JUNCTION VISIBILITY SPLAYS



| Rev | Description   | By  | Chk | Dts      |
|-----|---|-----|-----|----------|
| C   | REVISED AS PER WBC COMMENTS   | HO  | DLW | 03.09.22 |
| F   | REVIEWED AS PER RPA AND WBC COMMENTS  | HO  | DLW | 15.09.22 |
| E   | VISIBILITY SPLAYS REVISED IN LINE WITH SPEED SURVEY                               | HO  | DLW | 22.02.23 |
| D   | REVISED AS PER RPA & WBC COMMENTS   | HO  | JCP | 04.02.23 |
| C   | ROUNDABOUT REDUCED TO DRAWING PROPOSAL AND PROPOSED SPEED LIMIT CHANGE IDENTIFIED | BEB | DLW | 01.06.23 |
| B   | MINOR AMENDMENTS  | JCP | DLW | 04.09.23 |
| A   | PROPOSED RELOCATED ROUNDABOUT AND SECONDARY ACCESS AND MINOR AMENDMENTS           | JCP | DLW | 01.09.23 |

| REVISIONS          |                         |
|--------------------|-------------------------|
| Preliminary Issue  | Submitted for SIDA      |
| Planning Issue     | Issued for Tender       |
| Submitted for CDR  | Issued for Construction |
| Submitted for S278 | As Built                |

**STUART MICHAEL ASSOCIATES**  
CONSULTING ENGINEERS  
Stuart Michael Associates Ltd  
Coombe House, Coombe Square, Thatcham, Berkshire RG19 4JF  
T: 01635 867 711 E: mail@stuartmichael.co.uk  
F: 01635 861 715 W: www.stuartmichael.co.uk

BRIDGE FARM, TWYFORD

PROPOSED ACCESS ARRANGEMENTS  
35M ICD 3 ARM ROUNDABOUT  
GENERAL ARRANGEMENTS

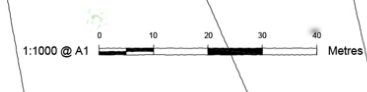
FEB '22 RD JCP  
5563.003 C 1:500 A0



This page is intentionally left blank

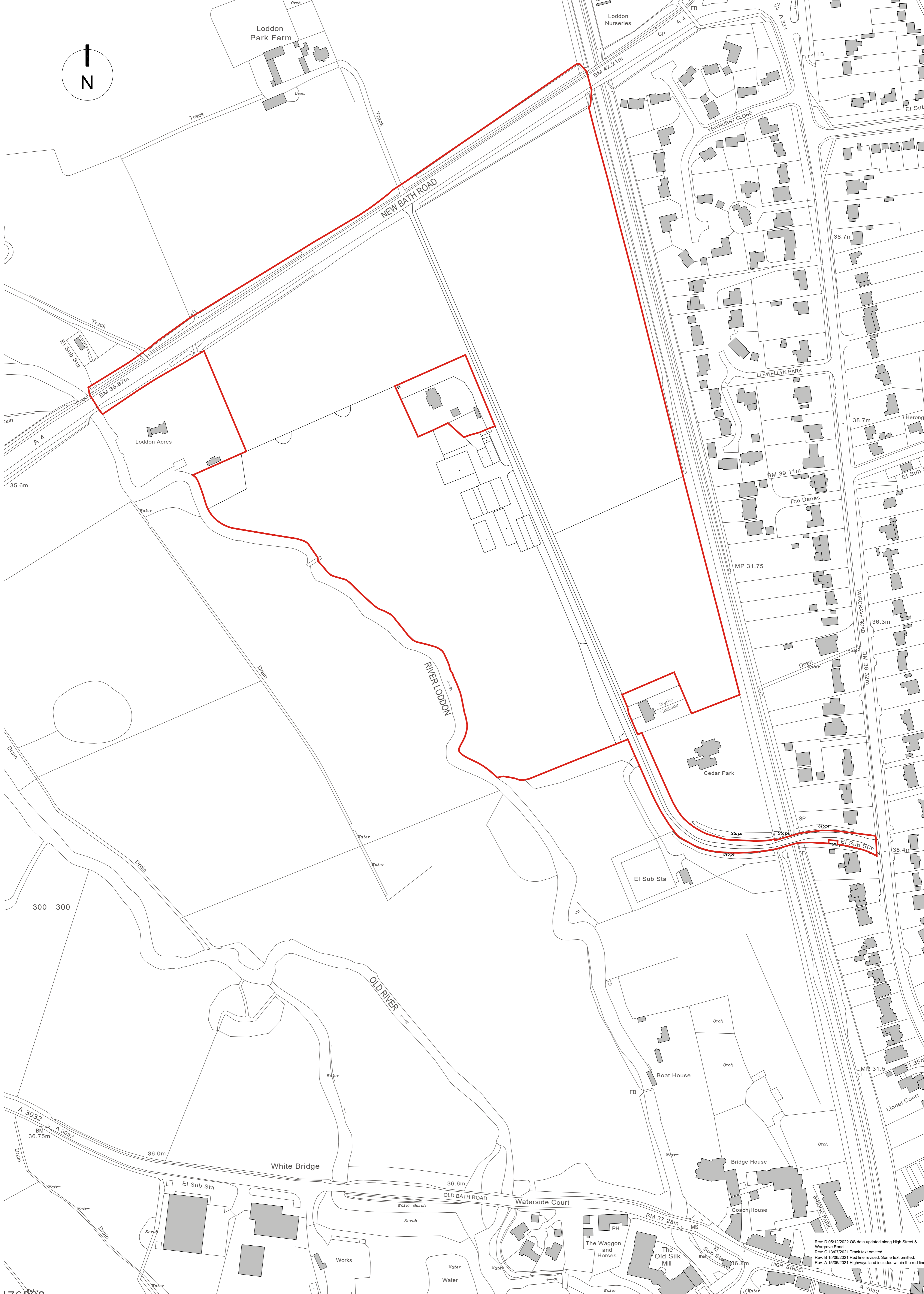
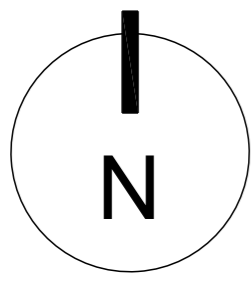


Rev. N 06/07/2022 Main access roundabout geometry updated. Bus stop relocated. Toucan crossing added.  
 Rev. M 20/06/2022 3 storey building heights reduced to 2.5 storeys. Southern turning head adjacent crescent omitted and bollards added.  
 Rev. L 10/01/2022 Affordable housing mix revised to H.O. comments. Parcels A, B, C, D, F & M changed. Parking bay quantities revised. Basin enlarged and wetlands area added. Emergency access turning head enlarged.  
 Rev. K 22/11/2021 Apartments block adjacent A4 Bath Road reduced to 2 storey. Additional blocks added.  
 Rev. J 08/10/2021 Footpath along A4 added. Flat cycle stores revised. Footpath fronting the eastern housing added. Emergency accesses modified and added.  
 Rev. I 16/06/2021 Red line updated to show highway land. Further trees added.  
 Rev. G 07/06/2021 New Bath Road text moved.  
 Rev. F 25/05/2021 Footpath along A4 omitted. Toucan crossing added.  
 Rev. E 24/05/2021 Parcel J south of Orchard House revised.  
 Rev. D 07/05/2021 Proposed landscaping updated to landscape strategy plan.  
 Rev. C 24/03/2021 Parcels A, F & M Updated to address highway comments. Attenuation basin moved and NEAP profile & size changed.  
 Rev. Draft 3 03/03/2021 Updated to address Pre App Written Response  
 Rev. Draft 2 29/10/2020 Garages omitted from some plots, built form simplified.  
 Rev. Draft 1 30/09/2020 1st issue



This page is intentionally left blank





Rev. D 05/12/2022 OS data updated along High Street & Wargrave Road.  
Rev. C 13/07/2021 Track text omitted.  
Rev. B 15/06/2021 Red line revised. Some text omitted.  
Rev. A 15/06/2021 Highways land included within the red line



176000

This page is intentionally left blank

# Agenda Item 60.

|                   |                    |               |             |
|-------------------|--------------------|---------------|-------------|
| <b>App Number</b> | <b>Expiry Date</b> | <b>Parish</b> | <b>Ward</b> |
| 222590            | 20 December 2022   | Winnersh      | Winnersh    |

|  |   |
|--|---|
| <b>Applicant</b>                             | Mr John Brunt   |
| <b>Site Address</b>                          | 5A-C Mayfields, Sindlesham RG41 5BY   |
| <b>Proposal</b>                              | Application to vary conditions 2-11-17-18 and 19 of planning consent 152286 for the proposed erection of three detached dwellings with associated access and parking following the partial demolition of the existing dwelling. Variations include to Conditions 2 (Approved details) and 11 (landscaping) to supply new plans, Condition 17 (garages) to allow bike storage and Conditions 18 (Cycle storage) and 19 (Bin storage) to seek their removal |
| <b>Type</b>                                  | Full (variation to planning permission)   |
| <b>Officer</b>                               | Simon Taylor  |
| <b>Reason for determination by committee</b> | Listed by Councillor Bray for reasons of loss of amenity for neighbouring residents   |

|                             |  |
|-----------------------------|--|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on Wednesday 14 December 2022 |
| <b>REPORT PREPARED BY</b>   | Assistant Director – Place and Growth            |
| <b>RECOMMENDATION</b>       | APPROVAL subject to conditions and informatives  |

## SUMMARY

The original approval involved the erection of three detached, two-storey dwellings on a backland site with access and parking. It was approved in 2014 but more recent enforcement enquires have found that the parking and landscaping schemes were not implemented in accordance with the approved plans and the cycle storage and bin storage has not been provided.

The subject application seeks to regularise these breaches by adopting a revised landscape and parking arrangement (initially as it was reflected on the ground), rely upon garages for the storage of bikes and agree that bin storage is not required. Objections have been received from residents within the development as well as neighbouring properties which include aggrievances with the development not being delivered in accordance with the approved plans but also a lack of parking and turning, a poor landscape scheme and inadequate bin storage. Winnersh Parish Council have also objected.

Initial objections from the Council's Highways and Landscape Officers have resulted in revised plans being submitted. These amendments have brought about a satisfactory parking arrangement and landscape scheme such that the application is acceptable. Provision of cycle storage within the garages is not agreed but given the minor scale of the development, dedicated bin storage is viewed as unnecessary. Conditions 2, 11, 17, 18 and 19 are amended/removed to reflect these changes. Conditions where details have been discharged have also been amended to reflect their discharged status.

|                                  |
|----------------------------------|
| <b>RELEVANT PLANNING HISTORY</b> |
|----------------------------------|

| <b>PLANNING HISTORY</b>    |   |  |
|----------------------------|---|--|
| <b>App No.</b>             | <b>Description</b>                                    | <b>Decision/Date</b>                           |
| O/2007/0961                | Four dwellings (outline)                              | Withdrawn 18 June 2007                         |
| O/2007/1905                | Four dwellings (outline)                              | Refused 2 October 2007                         |
| O/2008/0287                | Four dwellings (outline)                              | Refused 27 March 2008                          |
| A/08/2072385               | Appeal against refusal of O/2008/0287                 | Dismissed 5 November 2008                      |
| O/2009/0631                | Four dwellings  | Not proceeded with                             |
| O/2010/0366                | Four dwellings (outline)                              | Approved 18 May 2010                           |
| F/2013/0320                | Four dwellings  | Approved 3 July 2013                           |
| F/2013/1928                | Three dwellings                                       | Refused 20 December 2013                       |
| F/2014/2581                | Three dwellings                                       | Approved 11 March 2015                         |
| 152286                     | Variation of F/2014/2581                              | Approved 14 April 2016                         |
| 172861                     | Discharge of details in 152286                        | Approved 19 January 2018                       |
| <b>ENFORCEMENT HISTORY</b> |   |  |
| <b>RFS No.</b>             | <b>Description</b>                                    | <b>Decision/Date</b>                           |
| 2020/085790                | Use of bin store area as garden                       | Not expedient. Closed 9 April 2021             |
| 2021/086264                | Development not in accordance with the approved plans | Application submitted. Closed 9 September 2022 |

|                                |
|--------------------------------|
| <b>DEVELOPMENT INFORMATION</b> |
|--------------------------------|

|                | <b>Approved</b>    | <b>Existing/Proposed</b> |
|----------------|--------------------|--------------------------|
| Land use       | Residential        | Residential              |
| Site area      | 1525m <sup>2</sup> | 1515m <sup>2</sup>       |
| Dwellings      | 3                  | 3                        |
| Parking spaces | 10                 | 10                       |
| Cycle storage  | 2 spaces/dwelling  | Garage provision only    |

|                    |
|--------------------|
| <b>CONSTRAINTS</b> |
|--------------------|

- Limited Development Location
- AWE Burghfield consultation zone (12km zone)
- Flood Zone 1
- Tree Preservation Orders 1231/2008 and 1318/2009 over side boundaries
- Bat consultation zone
- Great Crested Newt consultation zone
- Minerals consultation zone
- Sand and gravel extraction consultation zone
- Non-classified road
- Unadopted highway

|                               |
|-------------------------------|
| <b>CONSULTATION RESPONSES</b> |
|-------------------------------|

|                 |  |
|-----------------|--|
| WBC Env. Health | No comments received.  |
| WBC Highways    | Objections raised due to a lack of parking and turning.<br><u>Officer comment:</u> Refer to comments in paragraph #. |

|                           |  |
|---------------------------|--|
| WBC Trees and Landscaping | Objections raised due to a reduction in the amount of landscaping, since resolved via amended plans. |
| WBC Cleaner and Greener   | No comments received.  |

|                        |
|------------------------|
| <b>REPRESENTATIONS</b> |
|------------------------|

|                         |  |
|-------------------------|--|
| Winnersh Parish Council | Objection, due to the unreasonable variations against the agreed planning application. Enforcement should be applied.  |
| Ward Member             | <p>Councillor Bray has listed the matter for the Planning Committee to consider based on concerns with loss of amenity for neighbouring residents. Concerns were also raised in a separate submission with the following:</p> <ul style="list-style-type: none"> <li>• Lack of notification</li> <li>• Conditions were appropriate and change is unnecessary</li> <li>• Not building in accordance with the conditions does not mean that the conditions should be allowed to be ignored</li> </ul> <p><u>Officer comment:</u> The legislation allows retrospective variation to a planning permission (including any conditions) and the report provides a consideration of the scheme as revised.</p>  |
| Neighbours              | <p>The application was consulted to neighbours from 2-23 September 2022. Submissions were received from the following properties:</p> <ol style="list-style-type: none"> <li>1) Mayfields, Sindlesham RG41 5BY (no number specified)</li> <li>2) 3A Mayfields, Sindlesham RG41 5BY (x2)</li> <li>3) 5B Mayfields, Sindlesham RG41 5BY</li> <li>4) 5C Mayfields, Sindlesham RG41 5BY</li> <li>5) 7 Mayfields, Sindlesham RG41 5BY (x2)</li> </ol> <p>The submissions raised the following issues:</p> <ul style="list-style-type: none"> <li>• Garage is not sufficient to accommodate bikes</li> </ul> <p><u>Officer comment:</u> Refer to comments at paragraph #.</p> <ul style="list-style-type: none"> <li>• Available resident parking is not accurately described (there are not seven spaces)</li> </ul> <p><u>Officer comment:</u> Refer to comments at paragraph #.</p> <ul style="list-style-type: none"> <li>• Parking layout restricts turning space</li> </ul> <p><u>Officer comment:</u> An aisle width of at least 6m is required for turning and to allow forward movement from the site. This is maintained.</p> <ul style="list-style-type: none"> <li>• Bin store has not been used as it has not been provided</li> <li>• Land where the bin store was proposed has not been reclaimed as it was not in public ownership</li> <li>• Bin store could go at the entrance, thus improving visibility</li> </ul> |

Officer comment: Whilst there may be some dispute about whether the bin store had ever been provided, the commentary at paragraph # concludes that its provision is not necessary.

- Landscaping should not be changed based on changes to car parking
- Changes detract from the area

Officer comment: The planning assessment requires a balanced consideration of parking and landscaping requirements, with reference to Policy TB06 of the MDD Local Plan. This is outlined at paragraph #.

- Funds have already been received to comply with conditions
- There is a restrictive covenant requiring completion with the existing approved plans
- Only the owners and not the builder should be allowed to amend the conditions

Officer comment: These are not relevant planning considerations. In terms of the latter, the application applies to the land and not a specific applicant and variation of conditions is permitted by the builder.

- Part owner has not been consulted of the application being submitted
- Procedure has not been followed (are 5A and 5B included?)
- Owner/occupier of 5C has not been notified

Officer comment: The application form was invalidated, and a revised application was accompanied by Certificate B. The owners/tenants specified on the form correlate with the Council's review of land registry documents.

- No reason that the variations should be agreed

Officer comment: The application was accompanied by a Planning Statement outlining reasoning for the changes.

- Contrary to application form, the development has not been completed

Officer comment: It is noted that not all the approved works, including hard landscaping have been implemented but that occupation of the dwellings has occurred. This has led to enforcement considerations and the submission of the subject variation application.

- Implied approval via pre application is not appropriate

Officer comment: It is assumed that this is a reference to enforcement discussions. It is agreed that any informal discussions at this stage are not relevant for the planning consideration.

- Pre occupation conditions need to be met

- Developer has ignored the landscaping and biodiversity recommendations
- Visibility splays have not been provided
- Paving has not been completed

Officer comment: Condition 4 (Code for Sustainable Homes) has not been discharged but is addressed in Informative 2. Condition 20 (visibility splays) would form part of a separate enforcement consideration. Condition 14 (Biodiversity enhancement) does not include a trigger for completion by a certain time and so any failure to implement the enhancements is not contrary to the planning permission. Condition 11 (landscaping) is sought to be amended as per the subject application. It includes the application of gravel instead of tarmac as a hard surface. As part of the overall assessment, it is not opposed on any planning grounds.

## PLANNING POLICY

### National Policy

- National Planning Policy Framework (NPPF)
- National Planning Policy Guidance (NPPG)

### Core Strategy 2010

- Policy CP1 – Sustainable Development
- Policy CP2 – Inclusive Communities
- Policy CP3 – General Principles for Development
- Policy CP6 – Managing Travel Demand
- Policy CP7 – Biodiversity
- Policy CP8 – Thames Basin Heaths Special Protection Area
- Policy CP9 – Scale and Location of Development Proposals

### Managing Development Delivery Local Plan 2014

- Policy CC01 – Presumption in Favour of Sustainable Development
- Policy CC03 – Green Infrastructure, Trees, and Landscaping
- Policy CC04 – Sustainable Design and Construction
- Policy CC06 – Noise
- Policy CC07 – Parking
- Policy CC09 – Development and Flood Risk
- Policy CC10 – Sustainable Drainage
- Policy TB21 – Landscape Character
- Policy TB23 – Biodiversity and Development

### Other

- Borough Design Guide Supplementary Planning Document
- Swallowfield Village Design Statement
- CIL Guidance

## PLANNING ISSUES

### Proposal

1. The approved development (F/2014/2581) involved the following:
  - Partial demolition of 5 Mayfields to allow construction of an access road and demolition of existing dwelling at the rear
  - Erection of three two storey detached dwellings (two x 4-bed and one x 5-bed) with attached garages
  - Three additional allocated parking spaces and four unallocated parking spaces across the site
  - Associated site works, including close boarded fencing around the perimeter, bicycle storage, communal bin store, hard and soft landscaping, and tree planting
2. Variation application 152286 approved the alteration to the design and external appearance of the approved dwellings.
3. The approval, as varied, was subject to the following pre-commencement or pre-occupation conditions:

#### Pre commencement

- Condition 3 (External materials)
- Condition 5 (Potential contamination)
- Condition 10 (Ground and building levels)
- Condition 11 (Landscaping)
- Condition 12 (Protection of trees etc)
- Condition 14 (Biodiversity enhancements)

#### Pre-occupation

- Condition 4 (Code for Sustainable Homes)
- Condition 19 (Bin store)

4. Application 172861 discharged Conditions 3, 5, 10, 11, 12, 14, 18 and 19. The dwellings are now occupied, and Condition 4 has not been discharged.
5. The subject variation application follows an enforcement investigation into incomplete works or inconsistencies with the approved plans. It involves the following retrospective changes:
  - Revisions to the layout of the communal parking and landscaping
  - Removal of the approved bin store at the main entrance with a subsequent change to the red line boundary alongside 7 Mayfields and removal of Condition 19 (bin store), as discharged
  - Removal of the separate bike stores for each dwelling and provision of storage within the garages instead, with a subsequent variation to Condition 17 (which limits garages to the storage of vehicles only) and removal of Condition 18 (bike storage) because it is no longer required



## Site Description

6. The site includes land that previously comprised the rear gardens of 5 and 7 Mayfields and now comprises three detached two storey dwellings and lying adjacent to a residential development known as Barkham Place to the northwest, and a care home (Lord Harris Court) to the southwest. The surrounding area is characterised by large, detached dwellings set in spacious plots though more recent development is more densely developed.

## Principle of Development

7. The site is within a limited development location and the original approval was acceptable in principle. The subject variations do not affect the overall principle of the development and the scope of the works are acceptable within a section 73 variation. There is a small change to the red line plan at the front of the access with the removal of the bin collection area in a small, indented area of land now used by 7 Mayfields. It totals 10m<sup>2</sup> which as a proportion of the overall site area (1525m<sup>2</sup>) is a 0.6% change in the site area. Given the very minor nature of the change, it is also reasonable within a section 73 variation.
8. Notwithstanding, Policy TB06 of the MDD Local Plan relates to backland development which seeks to avoid inappropriate development of residential gardens where there is harm to the local area. Permission would only be granted where there is, amongst other factors, appropriate hard and soft landscaping, and adequate space for car parking. R22 of the Borough Design Guide SPD expands on this by requiring a satisfactory living environment for future residents and a positive public realm that is not solely focused on technical highways requirements. These aspects of the development are discussed below.

## Character of the Area

9. 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. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area, R20 requires consideration of external elements including the bin and cycle storage to avoid proliferation of clutter and P2 seeks to ensure that parking is provided in a manner that is compatible with the local character.
10. The changes include the removal of bin and cycle storage sheds, which removes some external clutter from the rear gardens and the common area. On its own, this has a positive impression upon the area, albeit to a minimal degree. The primary changes to the parking layout have, however, resulted in a reduction in the amount of soft landscaping within the common areas, and this is part of the consideration of Policy TB06 of the MDD Local Plan and R22 of the Borough Design Guide. The character implications of this change are discussed from paragraph 24.

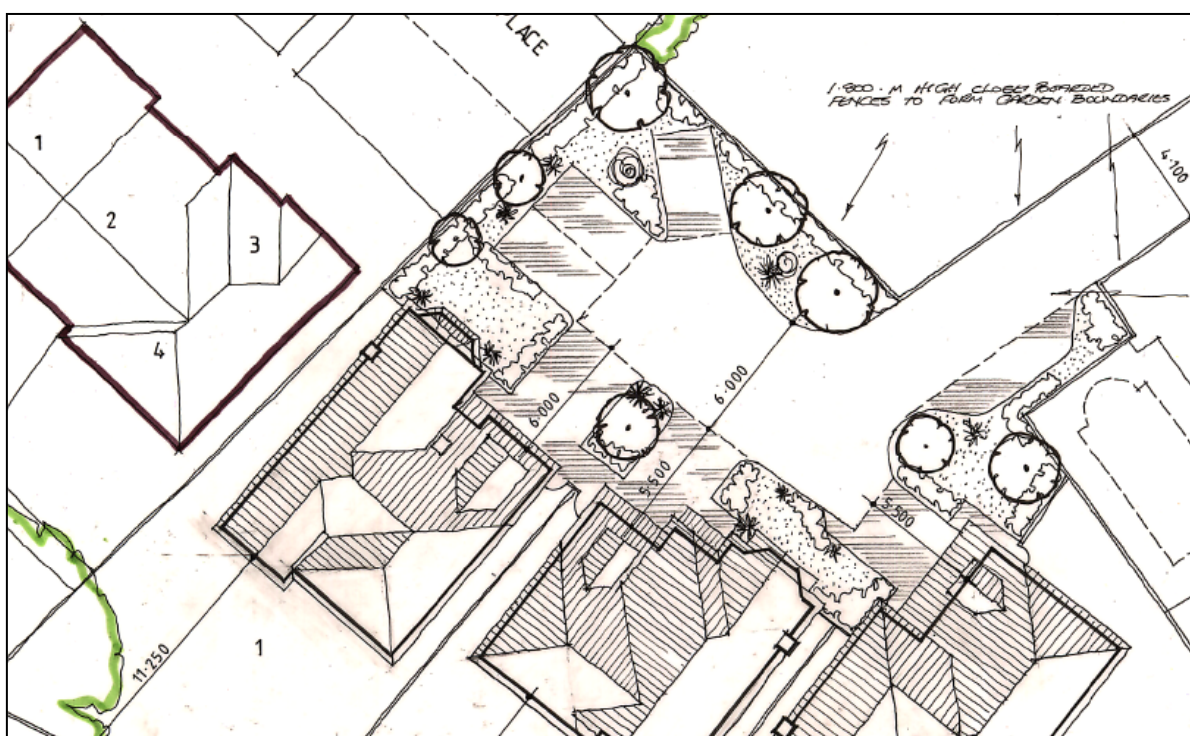
## Neighbour Amenity

11. With no changes to the approved dwellings and only modest changes to the parking layout, there are no perceived neighbour amenity issues.

## Highway Access and Parking Provision

### Car parking

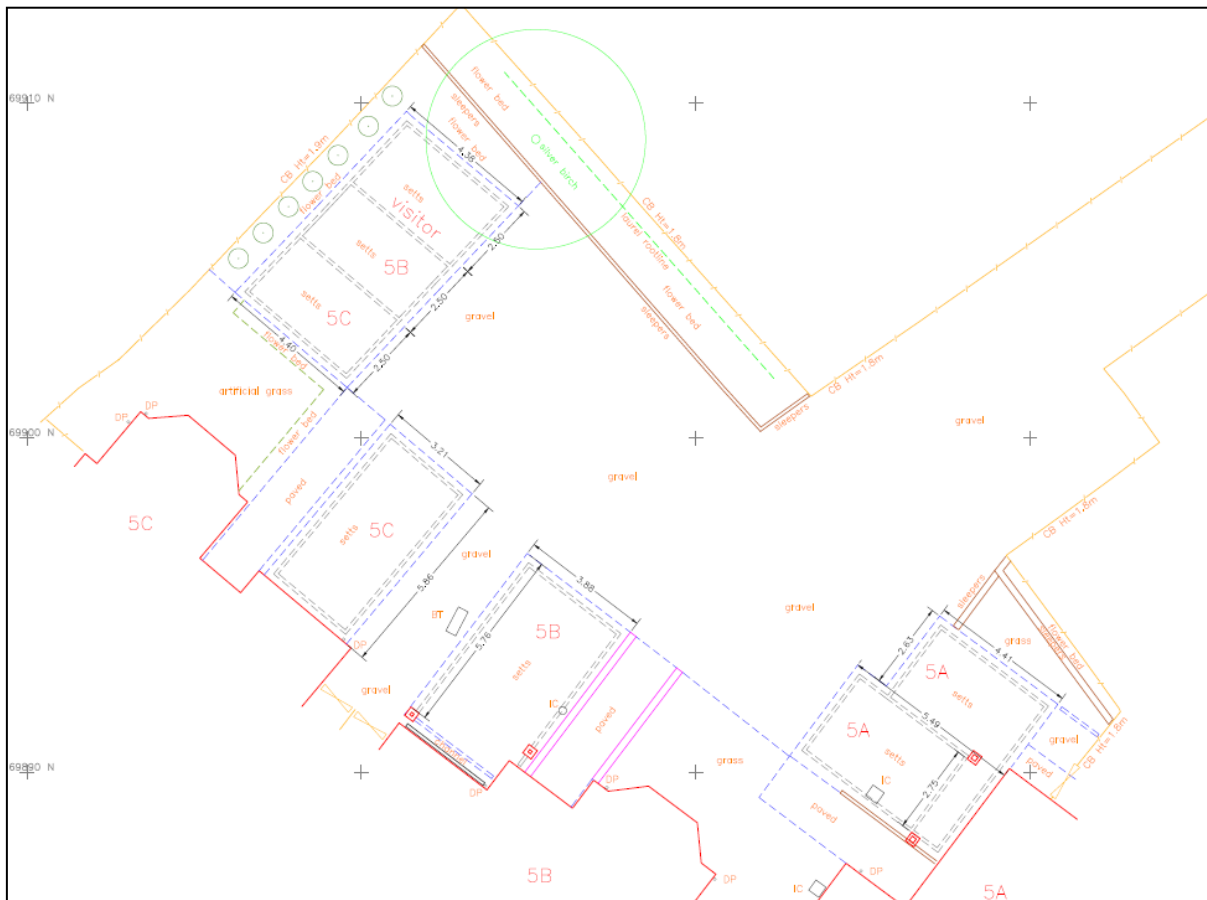
12. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off-street car parking standards.
13. The approved parking arrangements included a total of 10 spaces, in the form of a single attached garage (measuring 6m x 3m and counted as 0.5 space) and an allocated car space in front. A further four unallocated parking spaces were provided at the north western end of the site and at the head of the main access road. This accorded with the minimum standard, which required a total of seven spaces (comprising two allocated spaces per dwelling (although the garage space counted as 0.5 space) and one unallocated/visitor space. Condition 16 of the original and varied permissions required compliance with the approved plans and Condition 17 required the retention of the garages for the parking of vehicles only.



Approved scheme

14. The Council's Highways Officer reviewed the revisions and raises concern with the length of spaces, labelling of spaces and provision of unallocated and visitor parking.
15. The subject variation, as amended, seeks to vary the layout and allocation of spaces. It retains garage spaces for each dwelling but with two allocated uncovered spaces each. There is no change to the number of spaces (ten). The remaining space is allocated as a visitor space. There is a change to the parking requirement, but it

remains compliant. Whilst access is altered marginally, turning spaces remain sufficient.



Proposed scheme (as amended)

16. Whilst the three spaces at the northern end and two spaces at the southern end are substandard in length, this is only as defined by the paving on the ground. There remains at least 5m in length within the parking area inclusive of any unpaved area.
17. Based on the above, the parking arrangement meets the required standards and is acceptable.

### Cycle parking

18. Cycle storage arrangements were indicated on the originally approved plans and included bike sheds in the rear gardens of the two westernmost dwellings and in the front garden of the eastern dwelling. Condition 18 required compliance with the approved plans.
19. The variation to the plans in application 152286 omitted these details and Condition 18 was varied to seek further details prior to commencement of the development. These details were discharged in plans submitted as part of application 172861, with the two storage sheds in the rear garden of the westernmost dwellings and the front garden of the eastern dwelling.
20. The subject application seeks the removal of Condition 18, thus removing the need for any external storage. It is instead intended to provide internal storage within the attached garages. The applicant suggests that there is sufficient space (1m x 3m)

and being enclosed, it is convenient and secure. The Council's Highways Officer opposes this arrangement as the internal dimensions of the garage do not allow sufficient space for cycle storage without compromising vehicle parking. As clarification, a minimum of 7m is required – 5m for a vehicle, 1m for clearance and 1m for bike storage. The garages have a length of 6m (Dwellings 5B and 5C) and 6.3m (Dwelling 5A), a deficiency of 0.7m-1m. Whilst the length may feasibly accommodate bike storage at the head of the space, the width may prevent movement of bikes through the garage. Being family homes, it is also restrictive in terms of accommodating more than one bike.

21. Using the garage for cycle storage where there is not sufficient space makes it less convenient. This could lead to less use of bikes (including children's bikes), contrary to Council policies supporting alternative modes of transport. Alternatively, it could also lead to garages not being used for car parking, putting added pressure on uncovered parking in the common areas.
22. For this reason, provision of sheds is still viewed as a necessary part of the scheme, and this forms Condition 18 though it is flexibly written to allow discretion where the occupants (who have also objected) have some input.

### Amenity Space

23. Proposed changes are confined to common space and do not affect private amenity areas.

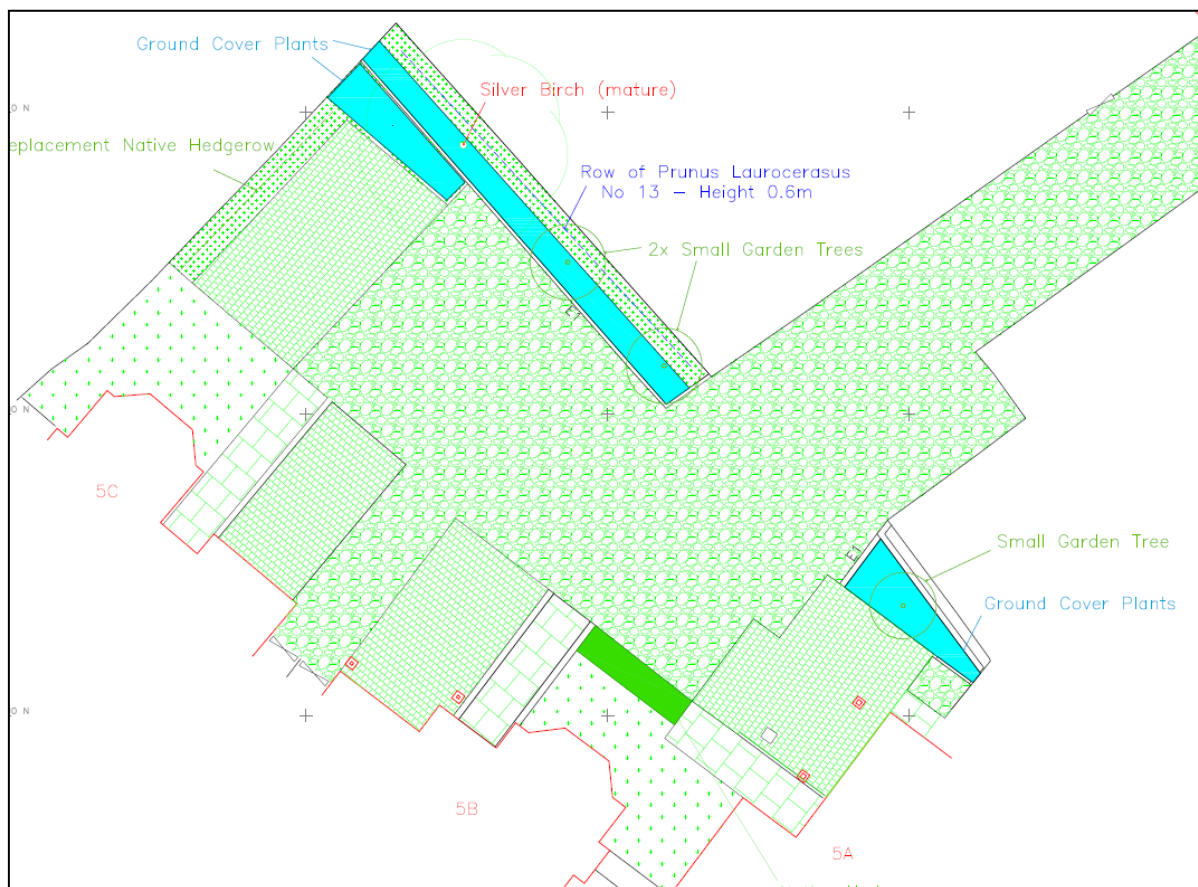
### Landscaping and Trees

24. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
25. The original approval was subject to Condition 11 requiring a landscape scheme which was subsequently discharged in application 172861.



Approved scheme

26. In light of changes to the parking layout, a revised landscaping scheme has been submitted which would be incorporated into the discharged/approved details in Condition 11. The approved landscaping scheme included 165m<sup>2</sup> of soft landscaping and a planting schedule of 2x Field Maple, 1x Crabapple and 1x Majestica, Olearia hedge, 2x climbers and an assortment of 270 shrubs.
27. Site observations include 100m<sup>2</sup> of soft landscaping (a net loss of 40%) and 7x Conifers, a row of 13x Cherry Laurel and 8x Azalea, none of which are classified as semi mature tree plantings. As planted, two of the seven conifers are dead and the Azaleas if they were planted are no longer in front of the Laurel although two very denuded plants seem to be still in the ground. Azaleas will not grow well due to wrong soil type and suggest alternative plants are planted.
28. The extent and type of planting as it currently exists is not to the satisfaction of the Council's Trees Officer and it fails Policy TB06 in terms of allowing for amenity for residents. Consequently, revised plans were submitted showing a total of 127m<sup>2</sup> of soft landscaping (23% reduction) and additional planting including additional groundcover plants with three small garden trees and hedgerow in the front garden of 5B. The conifers would be replaced with a native hedging such as Beech or Hornbeam as the Conifers will be difficult to maintain in the limited space available. This is to the satisfaction of the Trees Officer and accords with the landscape focused policies in TB06, CC03 and TB21 of the MDD Local Plan. A timeframe of three months is considered reasonable but also imperative within planting season.



Proposed scheme (as amended)

## **Waste Storage**

29. As originally approved, the scheme included a separate bin store at the front of each dwelling although Condition 19 of the original permission required details of bin storage facilities prior to the occupation of the development. A dedicated paved bin collection area was provided in an indented area at the front of the access road and the three separate bin stores removed as part of the variations to the scheme made in 152286 and subsequently discharged in application 172861.
30. It has been suggested that the bin storage area was provided but was unused and the indented land has since been annexed/reclaimed by the adjoining landowner. It is also suggested that the Council were not collecting bins from the collection area. The proposal is now for residents to walk bins for kerbside collection. This would necessitate removal of Condition 19 in its entirety.
31. The issue relates to a collection area rather than storage of bins. Whilst private bin storage areas had been provided in the originally approved plans, they have not been implemented. However, storage to the side or rear of the dwellings is a better outcome for the site and as this is commonplace, no objection is raised.
32. Dealing with collection arrangements, kerbside collection of bins is not uncommon and there is sufficient space at the street for this to occur. The Council's Guidance for Developers has evolved since the original approval. It is now recommended that *"developers are advised not to allocate purpose-built collection points for new developments. Experience shows such collection points pose problems in the future once construction completes and properties are occupied."*
33. The additional movement of bins would prove more convenient for refuse collectors and whilst there is an additional 10m for residents, this is not unreasonable across the 60m length of the access road. On this basis, Condition 19 can be removed.

## **Flooding and Drainage**

34. The original approval and subsequent variation were not subject to drainage or flooding related conditions and the proposed amendments, where there is no change to the building footprint and only minor changes to hard landscaping, would not have a measurable impact upon on site infiltration. As such, no issue is raised.

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

35. 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.
36. There is no indication or evidence that persons with protected characteristics have or will have diverse needs, experiences, issues and priorities and there would be no significant adverse impacts because of the development.

## **Community Infrastructure Levy**

37. There is no change to the approved floorspace and hence no CIL implications for the scheme, The original approval was granted pre CIL and was instead subject to infrastructure obligations under a s106 agreement. This variation is conditional upon a deed of variation to this agreement.

## **APPENDIX 1 - Conditions**

### **APPROVAL subject to:**

- A) A Deed of Variation to the original Section 106**
- B) The following conditions and informatives:**

**Conditions 2, 3, 5, 10, 11, 12, 14, 17, 18 and 19 of 152286 are varied as follows:**

#### **2. Approved details**

This permission is in respect of the plans numbered 2268/05A, 2268/06A and 2268/05A, received by the local planning authority on 8 October 2015 and the unnumbered Location Plan dated July 2022, survey plan numbered 01 and dated June 2022, both received on 24 November 2022 and the unnumbered and undated Landscape Plan received 2 December 2022. The permission is also in respect of Tree Survey in Contemplation of Development (PS940 26/01/2015) and Tree Plan received on 26 January 2015.

The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

#### **3. External materials**

The development shall not be carried out other than in accordance with the so-approved details in discharge application 172861, dated 23 January 2018.

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

#### **5. Decontamination**

No building shall be occupied until the decontamination measures in the Site Investigation Report completed by Soil Consultants, reference 9816/CK/OT, Revision 0 and dated 30 June 2015, as approved in discharge application 172861, dated 23 January 2018, have been carried out.

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land and workforce undertaking the development. Relevant policy: NPPF Section 11 and Core Strategy policies CP1 & CP3.*

#### **10. Ground and building levels**

The approved scheme shall be fully implemented in accordance with the site plan LS374-P02, as prepared by L&S Design and as approved in discharge application 172861, dated 23 January 2018 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.*

## **11. Landscaping**

Planting shall be carried out and completed in accordance with the unnumbered and undated Landscape Plan and survey plan numbered 01 and dated June 2022, both received on 24 November 2022 within three months of the date of this planning permission. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

## **12. Protection of trees**

No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement and Scheme of Works, as specified in a letter from WYG Environmental Planning Transport Limited (reference A102318) and the Arboricultural Report prepared by Phelps Associates dated 4 November 2014 (reference PS940), as approved in discharge application 172861, dated 23 January 2018.

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.

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.

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.*

#### **14. Biodiversity enhancement**

The biodiversity enhancements are to be in accordance with the Biodiversity Enhancement Report prepared by WYG, dated 23 March 2017, as approved in discharge application 172861, dated 23 January 2018.

*Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and the NPPF.*

#### **17. Garage to be retained as such**

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

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

#### **18. Cycle parking**

Within two months of the date of this planning permission and in consultation with the occupants of Dwellings 5A, 5B and 5C, details of cycle storage sheds shall be submitted to and approved in writing by the local planning authority. The cycle storage as approved shall be implemented in accordance with such details as may be approved within two months of the approval of said details and shall be permanently retained in the approved form for the parking of bicycles.

*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 4 and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### **19. Bin store**

(deleted)

**All other conditions of planning permission F/2014/2581 and 152286 apply to this planning permission, viz:**

##### **1. Timescale**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission F/2014/2581 (i.e., 11/03/2015).

*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**

See above.

## **3. External materials**

See above.

## **4. Code for Sustainable Homes**

The dwelling(s) shall achieve Code Level 4 in accordance with the requirements of the Code for Sustainable Homes: Technical Guide (or such national measure of sustainability for house design that replaces that scheme). No dwelling shall be occupied until a Final Code Certificate has been issued for it by an accredited assessor certifying that Code Level 4 has been achieved.

*Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.*

## **5. Decontamination**

See above.

## **6. Restriction of permitted development rights**

Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

*Reason: To safeguard the character of the area and neighbouring amenities  
Relevant policies: Core Strategy CP1 and CP3.*

## **7. Obscure glazing**

Those first floor windows serving either ensuites or bathrooms in each of the side elevations of Plots 1, 2 and 3 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.*

## **8. Restriction of permitted development rights – windows**

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

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

## **9. Gutter guard**

All second floor gutters within house type 3 as shown on site plan (dwg 08B) shall include a gutter guard (Hedge Hog Gutter Brush Leaf Guard or similar product) and maintained as such.

*Reason: To mitigate against potential conflict between TPO tree1231/2008 and future occupiers of unit 3, and so as to safeguard the future of the TPO tree. Relevant policy MDD TB21, Part VIII of the Town and Country Planning Act 1990 as amended and Town and Country Planning (Tree Preservation) (England) Regulations 2012.*

## **10. Ground and building levels**

See above.

## **11. Landscaping**

See above.

## **12. Protection of trees**

See above.

## **13. Retention of trees and shrubs**

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

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

#### **14. Biodiversity enhancement**

See above.

#### **15. Nesting birds**

The cutting back or removal of the trees, hedges and shrubs on the site shall be undertaken outside of the period 1st March to 31st August inclusive in any year unless otherwise approved in writing by the local planning authority.

*Reason: To ensure that nesting birds, protected under the Wildlife and Countryside Act 1981 (as amended), are not adversely impacted upon because of the development.*

#### **16. Parking and turning space**

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

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

#### **17. Garage to be retained as such**

See above.

#### **18. Cycle parking**

See above.

#### **19. Bin store**

See above.

#### **20. Visibility splay provision**

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number HS001-3/31/P3. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

## **21. Access**

No other development of the site as hereby approved shall take place until the access for No. 7 Mayfields has been constructed in accordance with the approved plans.

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

## **22. Access**

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

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

## **23. Gates**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 6 metres from the highway boundary and so as to open away from the highway.

*Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.*

## **24. Turning space**

The dwellings shall not be occupied until the turning space has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

*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 & CP6.*

## **25. Access surfacing**

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

## **Informatives**

### **1. Legal agreement**

This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act dated 9 March 2015 and the subsequent deed of variation dated 27 April 2016 to an Agreement under section 106 of the Town and Country Planning Act and the subsequent deed of variation dated [TBC] to an Agreement under section 106 of the Town and Country Planning Act, the obligations in which relate to the development.

### **2. Variations to the original permission**

As part of 152286, it was advised that Condition 4 was no longer relevant due to changes in government policy and cannot be complied with. Conditions 1, 7 and 18 were amended.

As part of this application, Conditions 2, 11, 17 and 18 were amended (though it was sought that Condition 18 be deleted). Condition 19 was deleted. Further, Conditions 3, 5, 10, 12 and 14 were amended to reflect their since discharged status.

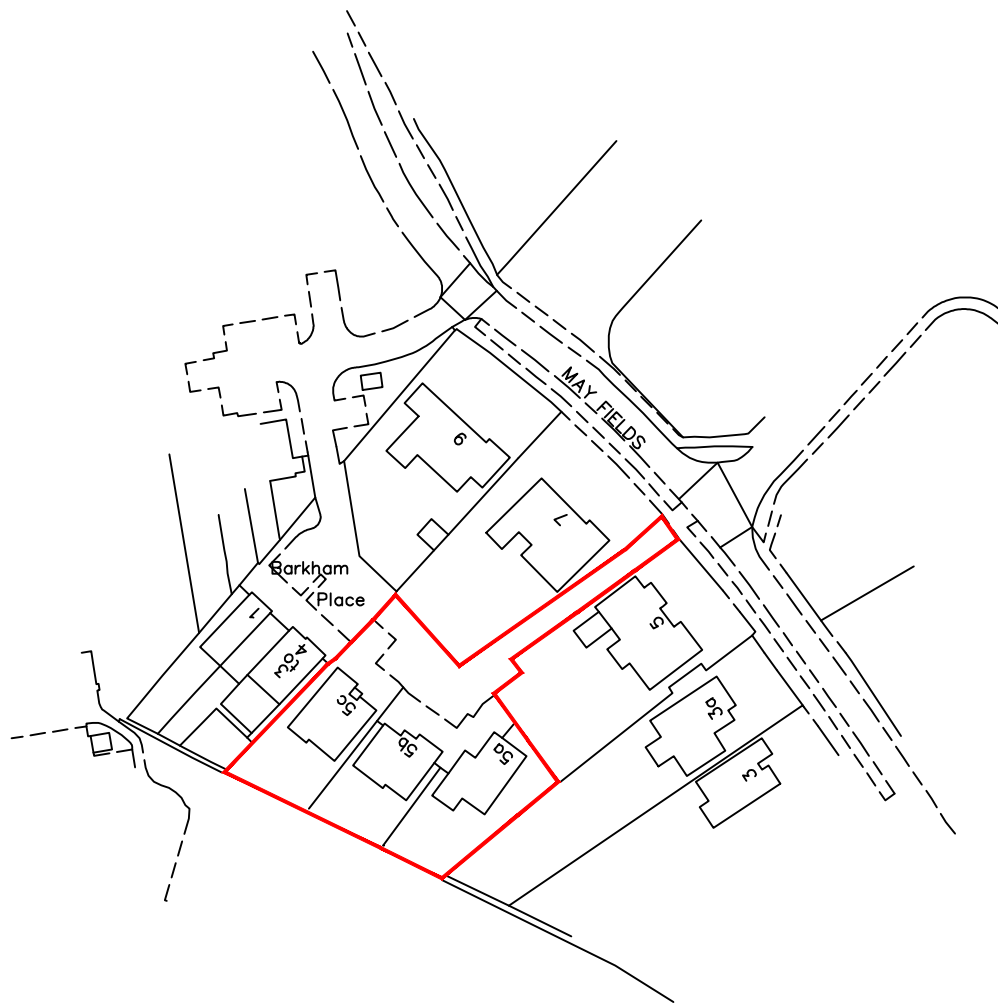
## APPENDIX 2 - Parish Council Comments

PLANNING REF : 222590  
PROPERTY ADDRESS : Winnersh Community Centre  
: New Road, Sindlesham, Wokingham  
: RG41 5DX  
SUBMITTED BY : Winnersh Parish Council  
DATE SUBMITTED : 16/11/2022

### COMMENTS:

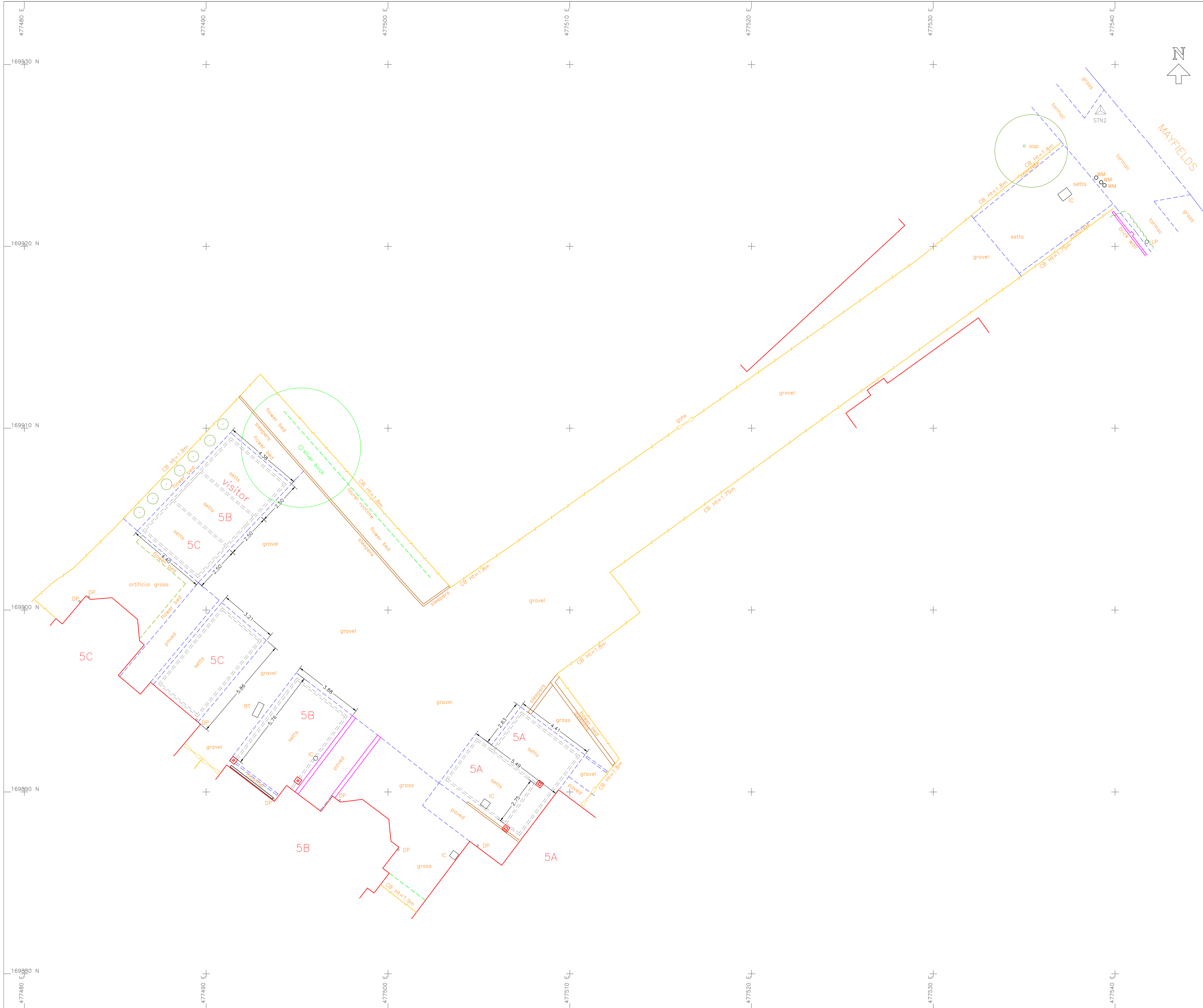
Winnersh Parish Council's Planning and Transport committee object due to the unreasonable variations against the agreed planning application. The committee would strongly endorse the appropriate enforcement if put in place.





50.00m

|   |                        |                   |
|---|------------------------|-------------------|
| SITE<br>5A, 5B, 5C MAYFIELDS<br>SINDLESHAM<br>BERKSHIRE<br>RG41 5BY | TITLE<br>LOCATION PLAN |                   |
|   | SCALE<br>1/1250 (A4)   | DATE<br>JULY 2022 |



**LEGEND**

| FEATURE STYLES          | FEATURE ABBREVIATIONS |
|-------------------------|-----------------------|
| SURVEY CONTROL          | AV Air Valve          |
| FENCE                   | BS Bus Stop           |
| HEDGE                   | BT British Telecom    |
| FWS                     | BW Brick Wall         |
| SWS                     | CB Conc Bollard       |
| WATER                   | CL Cover Level        |
| POWER LINE (OVERHEAD)   | CTO cable TV outlet   |
| TELECOM LINE (OVERHEAD) | EB Electric Box       |
| ELECTRIC MAIN           | EC Electric Cover     |
| GAS MAIN                | EP Electricity Pole   |
| EMBANKMENT              | FH Fire Hydrant       |
|                         | FL Floor level        |
|                         | G Gully               |
|                         | GM Gas Meter          |
|                         | GV Gas Valve          |
|                         | IL Invert Level       |
|                         | IC Inspection Chamber |
|                         | KLS Keep Left Sign    |
|                         | KD Kerb Duffet        |
|                         | LB Letter Box         |
|                         | LP Lamp Post          |
|                         | MKR Marker            |
|                         | MP Metal Post         |
|                         | MH Manhole            |
|                         | MB Metal Bollard      |
|                         | P Post                |
|                         | PI Petrol Interceptor |
|                         | RG Road Gully         |
|                         | RNB Road Name Board   |
|                         | RS Road Sign          |
|                         | RW Retaining Wall     |
|                         | SA Sockaway           |
|                         | SC Stopcock           |
|                         | SV Sluice Valve       |
|                         | TP Telegraph Pole     |
|                         | TCB Telephone Box     |
|                         | TJB TelJunc.Box       |
|                         | TL Traffic Light      |
|                         | V Valve               |
|                         | VP Vent Pipe          |
|                         | WL Water Level        |
|                         | WM Water Meter        |
|                         | WO Water Outlet       |
|                         | WV Water Valve        |

DATUM  
 GRID - ORDNANCE SURVEY NATIONAL GRID (OSTN15)  
 SCALE FACTOR REMOVED

| SURVEY CONTROL |            |            |        |
|----------------|------------|------------|--------|
| STN            | -E-        | -N-        | -Z-    |
| 1              | 477566.672 | 169941.061 | 52.731 |
| 2              | 477539.201 | 169927.455 | 52.848 |

**NOTES**  
 Drainage and service covers that were buried, obscured or not visible at the time of the survey cannot be shown. Sewer connections between manholes are assumed to be straight and only pipes visible from the cover are shown.  
 Tree canopy measured values are written as maximum spreads.  
 Tree species/condition to be verified by arboriculturist.

**Moon Geospatial Ltd**  
 Land & Engineering Surveyors

T: 0773 3321449  
 e: office@moongeospatial.com  
 www.moongeospatial.com

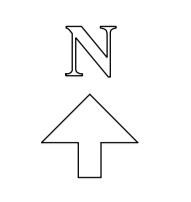
**CLIENT**  
 MR J BRUNT

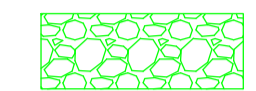
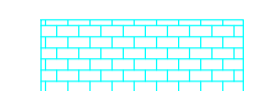
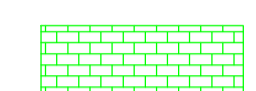

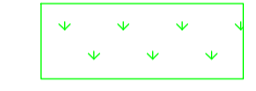
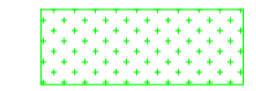

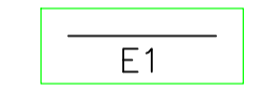
**SITE**  
 5a, 5b, 5c MAYFIELDS  
 SINDLESHAM  
 BERKSHIRE  
 RG41 5BY

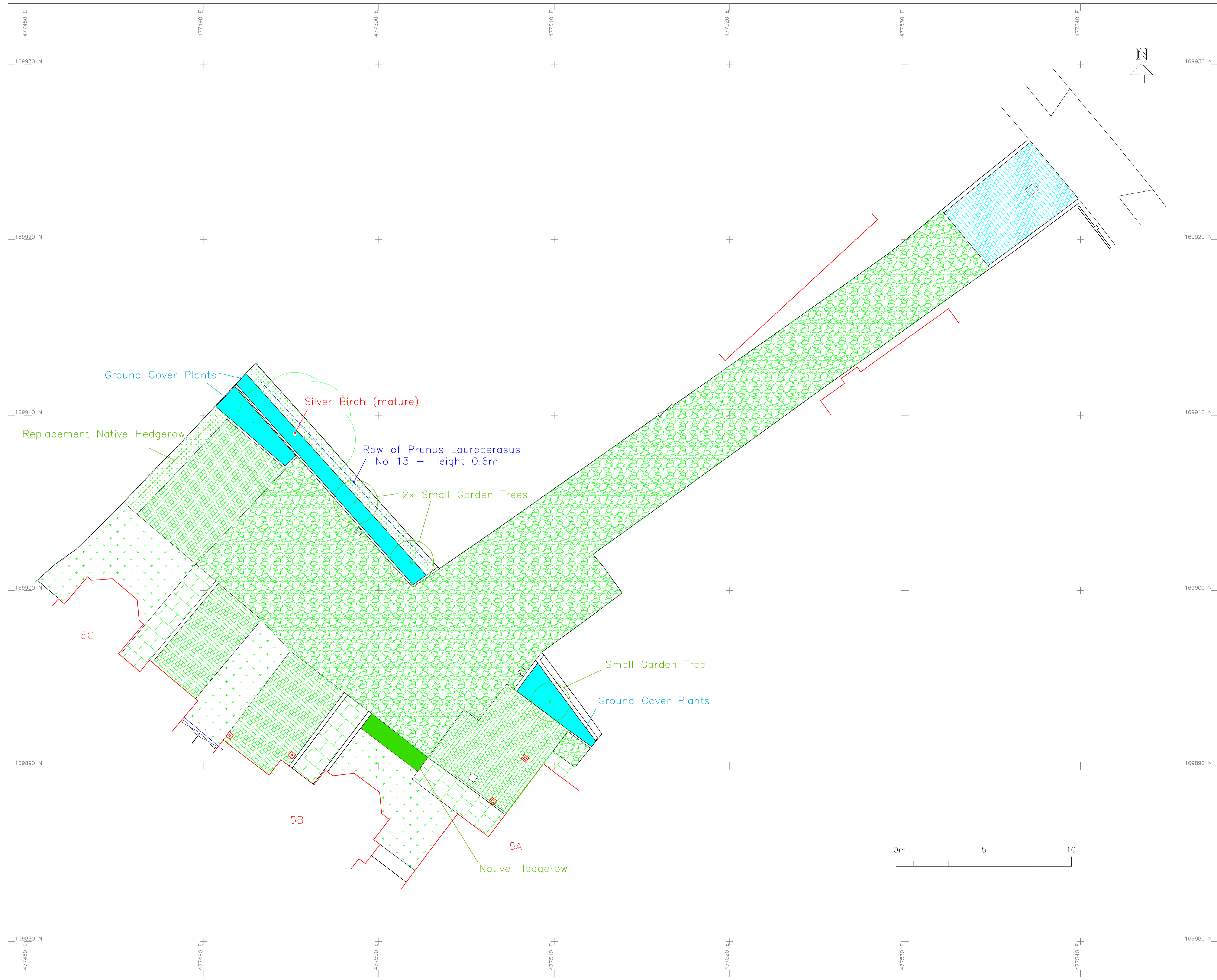
**TITLE**  
 AS BUILT SURVEY  
 AS EXISTING

|             |            |         |           |
|-------------|------------|---------|-----------|
| SCALE       | 1/100 (A1) | DATE    | JUNE 2022 |
| DRAWING No. | 01         | JOB No. | 22061598  |

LANDSCAPING PLAN  
 5a, 5b, 5c MAYFIELDS  
 SINDLESHAM  
 BERKSHIRE  
 RG41 5BY



- HARDWORKS**
-  CRUSHED COTSWOLD STONE
  -  BLOCK PAVING  
 Manufacturer: Brodstone  
 Product: Woburn Original  
 Laying pattern: Runner Bond  
 Size: 200x134
  -  BLOCK PAVING  
 Manufacturer: Brodstone  
 Product: Woburn Rustic  
 Laying pattern: Runner Bond  
 Size: 200x134
  -  BLOCK PAVING  
 Manufacturer: Brodstone  
 Product: Woburn Rustic  
 Laying pattern: Runner Bond  
 Size: Mixed
- SOFT LANDSCAPING**
-  GRASS
  -  SHRUB PLANTING  
 Planting Specification:  
 Laurel, Cypress, bedding plants
  -  EXISTING TREE  
 Species: Silver Birch
- EDGING**
-  Sleepers  
 E1



283

SCALE 1/100 (A1)

This page is intentionally left blank

# Agenda Item 61.

| App Number | Expiry Date                  | Parish   | Ward                               |
|------------|------------------------------|----------|------------------------------------|
| 222456     | 6 January 2022<br>(extended) | Wargrave | Remenham, Wargrave<br>and Ruscombe |

|  |   |
|--|---|
| <b>Applicant</b>                             | Aedifica UK Limited   |
| <b>Site Address</b>                          | The Mount Nursing Home, School Hill, Wargrave RG10 8DY  |
| <b>Proposal</b>                              | Full application for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking, and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site |
| <b>Type</b>                                  | Full  |
| <b>Officer</b>                               | Simon Taylor  |
| <b>Reason for determination by committee</b> | Major application (>1000m2)   |

|                             |  |
|-----------------------------|--|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on Wednesday 14 December 2022 |
| <b>REPORT PREPARED BY</b>   | Assistant Director – Place and Growth            |
| <b>RECOMMENDATION</b>       | Approval, subject to conditions and informatives |

## SUMMARY

The Mount Nursing Home commenced operation in 1984 and occupies a 0.5-hectare site in Wargrave. It specialises in care of brain disorders, dementia, Alzheimer's, and sensory impairment with 35 ensuite rooms and occupancy capacity of 37 people.

The proposal involves the complete redevelopment of the site with a replacement Class C2 care home comprising of 65 rooms with communal living and dining space across the ground and first floors with associated landscaping and garden space and car parking for 27 vehicles at the front of the site. No change of use is proposed.

Objections were received from 11 properties and from the Parish Council. One letter of support was received. The concerns raised relate primarily to impacts to neighbour amenity (noise, overlooking and light spill), interruptions during the construction period, (including with respect to the school opposite) and the bulk and scale of the development being incompatible with the area.

The proposal is viewed as acceptable with respect to these and other issues raised within the report. The principle of a replacement care home with increased capacity is accepted, the overall built form is appropriate relative to the existing building and surrounding development and highways issues are adequately resolved. The construction period of any approved development is unavoidable and short lived. However, careful adherence to construction management conditions are capable of minimising harm to neighbours and would not be a justified reason to withhold planning permission.

The documentation submitted with the application is thorough and well founded. Approval is recommended subject to a requirement for a bat licence (Condition 3), final landscaping and tree protection measures in Conditions 3-6, a final Construction Management Plan (including on site contractor parking) in Condition 8, drainage details at Conditions 9-12

and parking and delivery management details in Conditions 14 and 15. Condition 24 restricts delivery hours to avoid conflict with the school opposite and Condition 28 requires obscure glazing to parts of the building to protect privacy. The final permission is subject to a s106 agreement to secure an Employment Skills Plan and off-site Biodiversity Net Gain.

|                                  |
|----------------------------------|
| <b>RELEVANT PLANNING HISTORY</b> |
|----------------------------------|

| App No.      | Description   | Decision/Date                            |
|--------------|---|--|
| 291/1953     | Garage  | Approved 27 April 1953                   |
| R/477/1970   | Lounge extension  | Approved 29 October 1970                 |
| 21932        | Change of use to elderly home   | Approved 26 July 1984                    |
| 26989        | One and two storey rear extension   | Approved 21 January 1987                 |
| 32708        | Additional accommodation and nurses' room   | Refused 7 June 1989                      |
| 35645        | Extension accommodating 12 additional bedrooms, sitting room, dining room and bathrooms | Refused 30 May 1990                      |
| 36582        |   | Approved 14 November 1990                |
| 43069        | Extension for lift shaft and bathrooms and enlargement of front dormer                  | Approved 19 August 1994                  |
| 44681        | Laundry shed (retrospective)  | Approved 3 November 1995                 |
| F/1996/64538 | Temporary cabin for staff accommodation   | Approved 21 November 1996 (for one year) |
| F/1998/67706 |   | Approved 18 August 1998 (for one year)   |
| F/1999/8364  | Internal alterations  | Approved 1 March 1999                    |
| F/2000/0646  | Single storey nurses' office extension  | Approved 1 July 2000                     |
| TP/2000/1985 | Temporary cabin for staff accommodation   | Refused 11 October 2000                  |
| F/2001/3972  | Enlarged dormers and windows  | Approved 2 July 2001                     |

|                                |
|--------------------------------|
| <b>DEVELOPMENT INFORMATION</b> |
|--------------------------------|

|                | Existing                    | Proposed  |
|----------------|-----------------------------|---|
| Land use       | Care home (Class C2)        | Care home (Class C2)  |
| Site area      | 0.37 Ha (+ 0.13 Ha at rear) | 0.5 Ha  |
| Units          | 35 ensuite rooms            | 65 ensuite rooms  |
| Density        | 94 rooms per hectare        | 130 rooms per hectare   |
| Parking spaces | 14 spaces                   | 27 car spaces (including 3 disabled space), one motorcycle space and one delivery space |
| Employment     | Not provided                | Approximately 70 FTE in shifts (20 at any one time)                                     |

|                    |
|--------------------|
| <b>CONSTRAINTS</b> |
|--------------------|

- |  |
|--|
| <ul style="list-style-type: none"> <li>• Modest Development Location</li> <li>• Classified road</li> <li>• Adopted highway</li> <li>• Flood zone 1</li> <li>• Veteran tree (Red Oak) adjacent to southern boundary</li> <li>• Bat roost suitability</li> </ul> |
|--|

|   |
|---|
| <ul style="list-style-type: none"> <li>• Contaminated land consultation zone (front of site)</li> <li>• Heathrow Aerodrome consultation zone</li> <li>• Bat Roost Habitat Suitability</li> <li>• Groundwater Zone 2</li> <li>• Nuclear Consultation Zone (Special Use Zone)</li> <li>• Radon Affected Area (front of site)</li> </ul> |
|---|

| <b>CONSULTATION RESPONSES</b> |   |
|-------------------------------|---|
| WBC Env. Health               | No objections, subject to Conditions 13 and 20, relating to contamination and noise.  |
| WBC Drainage                  | No objection, subject to drainage details in Condition 9-12.  |
| WBC Highways                  | No objection, subject to Conditions 7-8, 14-17 and 19, relating to provision of parking, EV charging, delivery management and construction traffic. |
| WBC Trees and Landscaping     | No objections, subject to Conditions 4-6, relating to landscaping provision and tree protection.  |
| WBC Ecology                   | No comments received.   |
| WBC Energy                    | No objection, subject to Condition 3 (bat licence), Condition 9 (CEMP) and Condition 27 (compliance with reports and plans)                         |
| Thames Water                  | No objection. There is sufficient capacity with wastewater and sewage treatment works.  |

|                        |
|------------------------|
| <b>REPRESENTATIONS</b> |
|------------------------|

|                         |   |
|-------------------------|---|
| Wargrave Parish Council | <p>Objection raised on the following grounds:</p> <ul style="list-style-type: none"> <li>• Considerable increase in footprint</li> </ul> <p><u>Officer comment:</u> There is a significant increase in footprint, but it is appropriate in the context of the plot size and surrounding area. Refer to paragraphs 29-31.</p> <ul style="list-style-type: none"> <li>• Loss of privacy and light to residential properties</li> <li>• Sloping land exacerbates impact</li> </ul> <p><u>Officer comment:</u> There are no unreasonable neighbour amenity issues, as noted in paragraphs 50-67.</p> <ul style="list-style-type: none"> <li>• Inadequate amenity space for residents</li> </ul> <p><u>Officer comment:</u> The level of amenity afforded to residents is considered appropriate on planning grounds, as outlined in paragraphs 44-48.</p> <ul style="list-style-type: none"> <li>• Lack of on-site parking</li> <li>• Unclear how the figure of 20 staff members on site at any one time was reached when the total employment is 70</li> <li>• Parking demand for part time workers may be higher than a full time equivalent</li> </ul> |
|-------------------------|---|

|               |  |
|---------------|--|
|               | <p><u>Officer comment:</u> The Council’s Highways Officer raises no objection, as noted in paragraph 68-73.</p> <ul style="list-style-type: none"> <li>• On street parking is limited and leads to narrow access</li> </ul> <p><u>Officer comment:</u> The turning path into the site is aided by the school zone to the south and ensures that there is adequate access into the site.</p> <ul style="list-style-type: none"> <li>• There remains the potential that the measures in the Travel Plan may fail</li> </ul> <p><u>Officer comment:</u> The Travel Plan is subject to periodical review.</p> <ul style="list-style-type: none"> <li>• Visibility sightlines must be ensured and maintained</li> </ul> <p><u>Officer comment:</u> Visibility splays are existing as noted in paragraph 75.</p> <ul style="list-style-type: none"> <li>• Conditions should be applied, including on site contractor parking, CMP addressing site access on narrow roads, working times in relation to neighbours and the school, sightlines, and updates to the Travel Plan</li> </ul> <p><u>Officer comment:</u> The Construction Method Statement has been reviewed by the Council’s Highways Officer and no objection raised, subject to final revision in Condition 8. See paragraph 103 for further consideration.</p> |
| Local Members | No comments received.  |
| Neighbours    | <p>The application was consulted to neighbours from 7-28 September 2022. Submissions were received during and after this period. Those <b>against</b> the proposal were received from the following properties:</p> <ol style="list-style-type: none"> <li>1) 3 Wyatt Close, Wargrave RG10 8EB</li> <li>2) Montrose, 4 Wyatt Close, Wargrave RG10 8BX</li> <li>3) 42 Braybrooke Road, Wargrave RG10 8DT</li> <li>4) Beechwood, School Hill, Wargrave RG10 8DY</li> <li>5) The New Orchard, School Hill, Wargrave RG10 8DY</li> <li>6) Governing Board of Robert Piggott C Of E Schools, School Hill, Wargrave RG10 8DY (x2)</li> <li>7) 6 Silverdale Road, Wargrave RG10 8EA</li> <li>8) Hill Cottage, 8 Silverdale Road, Wargrave RG10 8EA</li> <li>9) Cherry Tree Cottage, 10 Silverdale Road, Wargrave RG10 8EA</li> <li>10) 12 Silverdale Road, Wargrave RG10 8EA</li> <li>11) 5 Beverley Gardens, Wargrave RG10 8ED</li> </ol> <p>In several cases, the submissions indicate support for the need to redevelopment but also raised the following issues:</p> <p><b>Character</b></p> <ul style="list-style-type: none"> <li>• Excessive scale and size of the building in relation to plot</li> </ul>   |



- Out of keeping with the area and of the landscaped and village setting
- Lack of clarity with height below existing development

Officer comment: There is a significant increase in footprint, but it is appropriate in the context of the plot size and surrounding area. Consideration of height is also acceptable in the context of the existing building, as discussed in paragraphs 20-36.

- Has plant within a basement been considered?

Officer comment: On the basis that the scheme as proposed is acceptable, consideration of alternatives is not required.

### **Traffic and parking**

- Increased traffic, parking pressure and pollution (including on surrounding schools)
- Proportionate increase in capacity should imply corresponding increase in parking availability on the site but this is not occurring
- Traffic movements will still likely occur during school movements despite the assertion to the contrary in the CMP
- Travel Plan should be conditioned

Officer comment: The Council's Highways Officer raises no objection on traffic and parking grounds, as noted in paragraph 68-74. The level of traffic associated with the scheme is such that air pollution is not raised as a concern, particularly with EV charging and motorcycle parking included within the scheme. The Borough's parking standards refer to 1 full time equivalent to cover the mix of full time and part time workers. The parking would need to be controlled by a parking management plan which will need to be secured Condition 15. Compliance with the Construction Method Statement and Management Plan is required by Condition 8, as revised, and departure would be subject to enforcement action by the Council. Compliance with the Travel Plan is required in Condition 17, as revised.

### **Neighbour amenity**

- Overlooking and light spill from side elevation
- Unobscured windows to side boundary should not be used
- Vegetation screening on the boundary should be used and existing Beech hedging should be maintained
- Accuracy of light survey is questioned
- Loss of daylight and sunlight (need to be updated for 8 Silverdale)
- Loss of view (from 3 Wyatt Close)
- Noise disturbance
- Dominance and scale of building on neighbouring properties

Officer comment: The neighbour amenity impacts, including light, dominance, noise, outlook and overlooking, are acceptable, as outlined

in paragraphs 50-67. This includes an assessment from the Council's Environmental Health Officer who raises no objection.

- Increased pressure on GPs and pharmacies

Officer comment: The development is subject to Community Infrastructure Levy which would assist with delivery of facilities in the area. See paragraph 105.

### **Construction phase**

- Construction phase is extensive and should be reduced by condition (such as not at weekends and school times) to reduce disruption
- Construction impact upon school movements
- Traffic movements will still likely occur during school movements despite the assertion to the contrary in the CMP
- Access to the site will be via narrow roads
- Full time attendant is required at the entrance to the site
- Contractor parking must be on site
- Footpath closure for cranes must consider safe use of school
- Noise disturbance, including how it affects the school
- Noise and dust impacts upon school activities

Officer comment: A full-time banksmen is viewed as unnecessary. Contractor parking is required to be onsite, as required in the CMP. Where cranes are required, footpath closure would be required where necessary. Access to the site is already via narrow roads and so no further impact eventuates from the proposal. The Construction Method Statement has been reviewed by the Council's Highways Officer and no objection raised, subject to compliance in Condition 8. See paragraph 103 for further consideration.

### **Other**

- Levels are unclear, including where needed to attain level access
- Limited outdoor space lacking sun for future occupants including the north facing balcony areas and areas shaded by trees

Officer comment: The development is required to be fully accessible because of its Class C2 use class as a care home. See paragraphs 40-41. The level of amenity afforded to residents is considered appropriate on planning grounds, as outlined in paragraphs 43-48.

- Ecological impact upon flora and fauna
- Impact upon protected species has not been considered

Officer comment: Refer to comments in paragraphs 85-92.

- Details of kitchen exhaust and mechanical ventilation are unclear

|  |  |
|--|--|
|  | <p><u>Officer comment:</u> Refer to comments in paragraph 62, with details to be secured by Condition 13.</p> <ul style="list-style-type: none"> <li>• There is a change of use to the rear of the site</li> </ul> <p><u>Officer comment:</u> The development is required to be fully accessible because of its Class C2 use class as a care home. The level of amenity afforded to residents is appropriate on planning grounds, as outlined in paragraphs 43-48.</p> <p>One submission <b>for</b> the proposal was received from 6 Wyatt Close, Wargrave RG10 8EB. It made the following comment:</p> <ul style="list-style-type: none"> <li>• There is a demonstrated need for upgrade of the existing facility</li> </ul> <p><u>Officer comment:</u> The needs form part of the benefits for the scheme that weigh in favour of the development.</p> |
|--|--|

|                        |
|------------------------|
| <b>PLANNING POLICY</b> |
|------------------------|

|   |  |
|---|--|
| National Planning Policy Framework (NPPF)     | Section 6 – Building a strong, competitive economy<br>Section 9 – Promoting sustainable transport<br>Section 12 – Achieving well-designed places<br>Section 15 – Conserving and enhancing the natural environment  |
| National Planning Practice Guidance           | Housing for older and disabled people<br>Noise<br>Travel Plans, Transport Assessments and Statements   |
| National Design Guide                         | Section I: Identity<br>Section B: Built Form<br>Section M: Movement<br>Section N: Nature<br>Section R: Resources   |
| Core Strategy 2010                            | Policy CP1 – Sustainable Development<br>Policy CP2 – Inclusive Communities<br>Policy CP3 – General Principles for Development<br>Policy CP6 – Managing Travel Demand<br>Policy CP7 – Biodiversity<br>Policy CP8 – Thames Basin Heaths Special Protection Area<br>Policy CP9 – Scale and Location of Development Proposals<br>Policy CP15 – Employment Development<br>Policy CP17 – Housing Delivery  |
| Managing Development Delivery Local Plan 2014 | Policy CC01 – Presumption in Favour of Sustainable Development<br>Policy CC03 – Green Infrastructure, Trees, and Landscaping<br>Policy CC04 – Sustainable Design and Construction<br>Policy CC05 – Renewable Energy and Decentralised Energy Networks<br>Policy CC06 – Noise<br>Policy CC07 – Parking<br>Policy CC09 – Development and Flood Risk<br>Policy CC10 – Sustainable Drainage<br>Policy TB11 – Core Employment Areas<br>Policy TB12 – Employment Skills Plan |

|   |  |
|---|--|
|   | Policy TB20 – Service Arrangements and Deliveries for Employment and Retail Use<br>Policy TB21 – Landscape Character<br>Policy TB23 – Biodiversity and Development   |
| Borough Design Guide SPD                | Section 4: Residential<br>Section 6: Parking   |
| Sustainable Design and Construction SPD | Section 8: Sustainable Design<br>Section 9: Energy Efficiency<br>Section 10: On-site Renewable Energy Generation<br>Section 11: Water Resource Management<br>Section 12: Flood Risk Management<br>Section 13: Biodiversity<br>Section 14: Waste, Recycling and Composting Facilities<br>Section 15: Sustainable Transport<br>Section 16: Health, Safety and Well-being<br>Section 17: Sustainable Construction |
| Affordable Housing SPD                  | Section 5: Requirement for Affordable Housing on Residential Developments<br>Section 9: Delivering Affordable Housing and Financial Considerations   |
| Wargrave Parish Design Statement        | Buildings<br>Traffic and Transport Considerations  |
| CIL Guidance                            | Charging Schedule  |

## PLANNING ISSUES

### Proposal

- The site comprises an existing care home building in need of refurbishment and redevelopment. The proposal involves the following:
  - Demolition of the existing 37 room care home building
  - Construction of a replacement part two/part three storey care home (within use class C2) comprising of 65 rooms and associated entrance, communal living, and dining space across the ground and first floors and staff areas, kitchen, plant, and laundry on the second floor
  - Removal of approximately 14 trees and five hedges
  - Extensive landscaping across the site, including an activity garden at the front and resident's amenity space across the side and rear
  - Car parking to the front of the site with parking for 27 cars and delivery space
  - Substation in the south western corner of the site (to be confirmed (not subject to this application))

### Site Description

- The site measures approximately 0.5 hectares and lies on the eastern side of School Hill, rising from the roadway to a relatively level site. On the site is a two-storey dwelling, converted to care home in the 1980s, concentrated along much of the southern boundary. Land to the very rear of the site is overgrown and separated by hedgerow.

3. School Hill is characterised by large, detached dwellings many that reflect the Arts and Crafts style from the late 19C- early 20C that is a feature of Wargrave. Two schools are in the immediate vicinity and a school owned pathway running along the southern side boundary, which is also heavily vegetated.

## **Principle of Development**

### Definition of use

4. Registered care homes are a form of institutional provision under Use Class C2, referred to as 'registered care homes' as either providing personal or nursing care. Paragraphs 61 and 62 of the NPPF recognises that planning decisions should consider the size, type and tenure of housing needed for different groups in the community (including older people). Policy CP2 of the Core Strategy supports proposals that address the requirements of an ageing population, particularly in terms of housing, health, and well-being. The policy ensures that new development contributes to the provision of sustainable and inclusive communities to meet long-term needs. Policy TB09 of the MDD Local Plan also relates to the provision of residential accommodation for vulnerable groups, including aged care.
5. Nursing, residential, and dedicated dementia care would be provided in single ensuite wet room bedrooms. The design would incorporate a range of communal areas including a café, bar, lounges, dining rooms, community lounge, quiet lounge, cinema room and hair salon. There would be no warden accommodation on site given the more intensive form of nursing care would involve 24-hour care by staff.
6. The care suites providing specialist facilities for dementia care would fall within the above policy criterion and would be consistent with the classification of 'residential care homes and nursing homes' as defined by the Planning Practice Guidance due to the level and type of care provided, meeting all daily living requirements.

### Land use

7. The site is within a modest development location. The site was approved for a nursing home in 1964 and has continued to be used as such since that time. With no change of use occurring, the proposal for a replacement care home is accepted, subject to a consideration of the needs assessment and other impacts.
8. A large hedge extends the width of the site approximately 35m from the rear boundary and the rear of the site (approximately 1375m<sup>2</sup>) is largely inaccessible. Because the land is separated from the main building by this hedgerow and is overgrown, the reasonable conclusion is that it falls outside the curtilage of the existing building. The proposal would therefore involve a change of use of this land from its existing C3 residential use (pre-1984) to C2 residential institution use. This is not opposed in principle given the existing C2 use of the building and main planning unit, the C2 use being a type of residential accommodation and as the surrounding area is mostly residential albeit with a school immediately to the south.



Change of use in red

### Needs assessment

9. The proposal would provide specialist accommodation that would help provide for the varied needs of the local community in accordance with Policy CP5 of the Core Strategy. Paragraphs 2.37 and 2.40 of the Core Strategy refers to the Council's latest Older People's Housing Strategy, which sets out the requirements for specialist housing for older people. It explains that the Council is moving away from providing sheltered and nursing home-based care provision to an 'extra care' model, which would enable people to stay in their own homes and access the care and support they need.
10. Paragraph 2.41 also states that the Council will: *'support voluntary and commercial organisations to develop extra care housing options for older owner occupiers. We will encourage existing providers of residential and nursing homes to diversify and modernise, so they are able to offer options in line with our strategic aspirations'*.
11. As part of the evidence to support the Draft Local Plan, the Council commissioned Opinion Research Services to produce a Local Housing Need Assessment (LHNA) (January 2020). The LHNA considers specific types of accommodation for different groups, including older people/vulnerable people in the Borough. Paragraph 8.43 of the LHNA states: *'population projections show a large increase in older people between 2018 and 2036, an increase of 9,039 persons aged 75+ and a corresponding need for dedicated housing options'*. The LHNA has identified a future need for new specialist (rented) housing for older people between 82 and 573 units to be provided within the plan period (2018-2036).
12. The application is supported by a Planning Needs Assessment dated March 2022 which adopted a 4-mile catchment radius. The report asserts that there are six planned care home schemes (two in the market catchment and four in the local authority area) that have planning approval, however by 2024, assuming all planned schemes have progressed and been developed, there would be an undersupply of 125 market standard care home beds in the market catchment (4-mile radius) and a shortfall of 376 beds in the local authority area. The report also states there would be

an undersupply of 97 dedicated dementia beds within the market catchment and 155 in the local authority area by 2024 (Table T5, page 1).

13. Since the publication of the LHNA, the Council has granted permission for 91 extra care units (C3 use) at Twyford and a 57-bed care home (C2 use) at Sonning with outline approval for a 70-bed care home (C3 use) at Wokingham that is currently subject to a legal agreement. There are two other current appeals relating to the refusal of care homes (C3 use) in Sonning. In the November 2018 appeal decision for a 64-bed dementia care home at Three Mile Cross (APP/X0360/W/18/3204770), the inspector stated that there is an initial oversupply within the Borough until 2024. The proposed care home would not be opened until 2025 at the earliest.
14. Notwithstanding the current supply position, it is not disputed that there remains an ongoing need to provide additional units. Therefore, this is a material consideration that should be weighed in favour of the proposal. The contents of the Carterwood Planning Needs Assessment have been reviewed by the Council's Adult Services Strategy and Commissioning and the findings are broadly accepted, which include:

*“Our assessment based on 2024... indicates equilibrium in the market catchment and a need for 298 market standard care home beds in the local authority area...and a shortfall of 74 beds in the local authority area.*

*[...]*

*We have also analysed need for care home beds providing full ensuite wetrooms, similar to the subject redevelopment, based on 2024. On this basis there is a need for 74 elderly care beds in the market catchment and 604 in the Wokingham Borough Council area, including 13 and 117 dedicated dementia beds in each of the respective catchments.”*

#### Site sustainability

15. The application was supported by a sustainability assessment. There is excellent access to bus and rail within Wargrave and to local shops on High Street and Victoria Road. A framework travel plan has been submitted which includes the Borough's MyJourney, a budget for a Travel Plan Co-ordinator and an Action Plan. The Council's Highways Officer is accepting of this position, and this forms Condition 17.

#### **Character of the Area**

16. 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. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area. Guidelines relevant to the village setting of Wargrave also apply in RD2-RD5 in terms of character, setting, views and built form.
17. School Hill is characterised by large, detached dwellings many of which reflect the Arts and Crafts style from the late C19-early C20. The overall landscape character on both sides with mature trees, hedges and shrubs with the only real interruption being the school fence at Robert Piggott School.

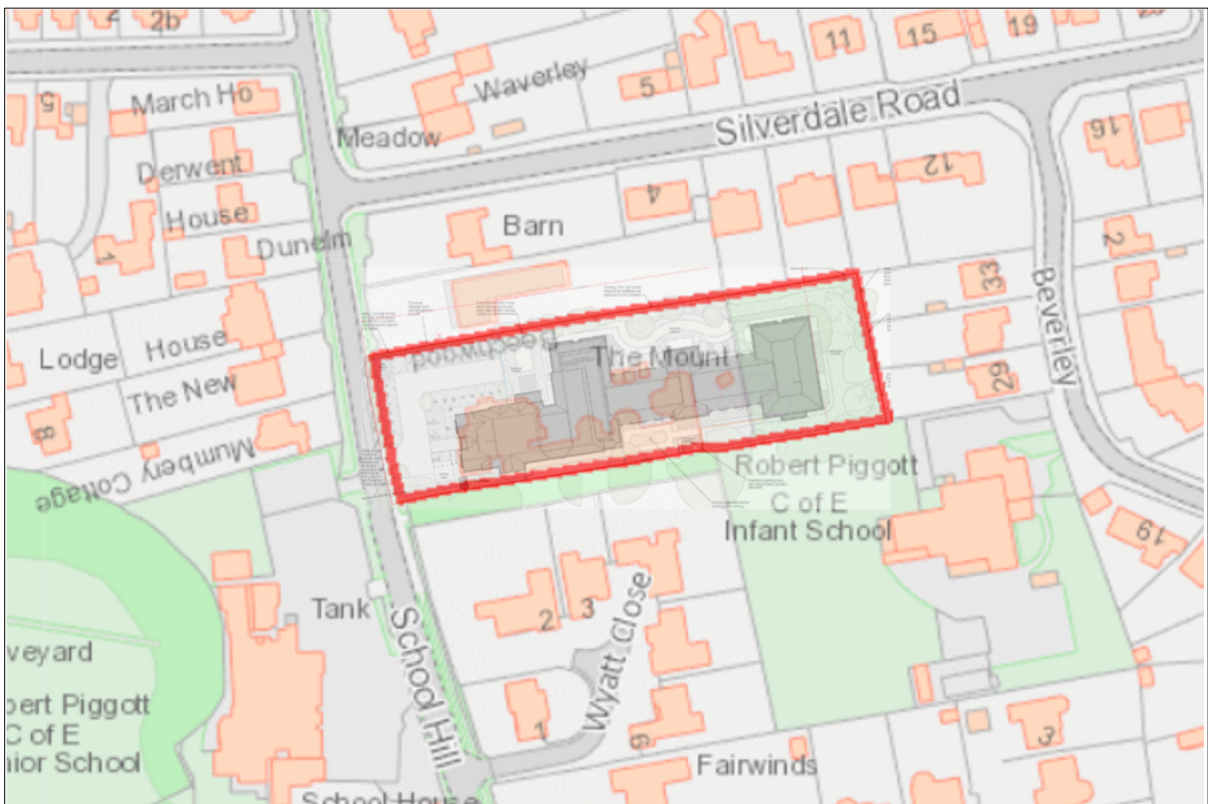
18. Because of the 2.5 storey building height, sloping topography of the site, the building's position above street level, the triple width of the plot and the above average northern side setback, the existing building occupies a prominent position in School Hill, although it is partially screened or mitigated from the south by extensive tree coverage. It has a good-sized front garden/car park area with a low hedge to the boundary.
19. Cumulative extensions to the rear of the original dwelling over the decades has resulted in a built form concentrated on the southern boundary as well as a changed appearance to the street and a very deep built form, extending about 67m to the rear or 80m from the front boundary.

### Siting and alignment

20. R3 and R4 of the Borough Design Guide require housing to relate to the existing network of streets and spaces and R7 requires a consistent building line relative to existing buildings.
21. The Council's records indicate that the school to the south west is pre-1830, with no other development aside from a graveyard and quarry in the immediate area. Established development along School Hill, including The Mount, dates from the early 1900s. The Infant school to the south east dates from the 1960s as does most of the development in Silverdale Road and Beverley Gardens to the north and east. Cul-de-sac development to the immediate south has occurred in the past 20 years. As a result, there is no overwhelming consistency to the pattern of development in the area, as evidenced below.
22. The siting of the building on the southern boundary is atypical but not necessarily out of character with the varied pattern of development in the area. The extension of the building a further 32m towards the rear, creating a building depth of 114m, is therefore not entirely out of context to the pattern of development because there is a wide variety of plot sizes in the immediate area. The rear setback is 15m which satisfies the guidelines in the Borough Design Guide and is relatively consistent with the rear setback of neighbouring properties in the wider area. On this basis, it is not opposed on character grounds.
23. The front setback is increased from 17m to 20m and even though this is of limited relevance given the lack of consistency in the area, it is still favourable in terms of relating positively to the prevailing building line in the street (10m to the south, 23m to the north).
24. The building will be brought away from the southern side boundary by about 4-9m. Aside from affording better protection for trees and improved internal amenity for residents, it would also allow for the building to be better positioned within the site. The openness to the northern boundary is adequately retained and enhanced in some areas which is supported.
25. The bulk of the building is setback at least 15.5m from the northern boundary although there are two wings or extensions the project closer to the building, including a front wing that is sited 50-60m from the front boundary. It will be a prominent element in the streetscene, adding bulk to the site and interrupting green views through to the rear of the site. However, there are no objections on character



grounds because of the significant setback from the front boundary and the openness that is achieved as a result (by virtue of the car park and the courtyard), and because the building width as a proportion of the plot width (79%) is consistent with the building width in the area.



Pattern of development (showing existing building and with overlaid proposed footprint)

### Height

26. The existing building has a surveyed height of 6.85m (eaves) to 11.3m (ridge) with a total RL height of RL 67.4 before lowering to a single storey height at the rear (2.4m-4.7m). The height at the front of the proposed building is 7.2m (eaves) to 10.2m (ridge) or RL 66.9. This lowers to 6.8m-8.1m within the side wings and 4.9m-8.1m within the area of the building between the two wings.
27. As it presents to the street and compared with the existing building, the eaves of the proposed building is marginally increased and the ridge is marginally lowered. The apparent change in height is largely indiscernible but with no front facing dormers, the appearance is altered from a 2.5 storey building to a two-storey building. It lowers to a clearly apparent two-storey with pitched roof form to the rear, which is entirely appropriate in the context of the neighbourhood.

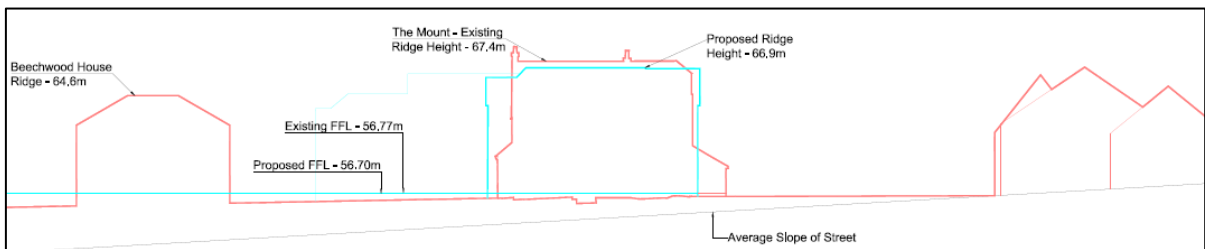


Existing view from School Hill



Proposed front elevation

28. A survey of the neighbouring property has been supplied. It shows a 2.3m difference between Beechwood House to the north and the proposed building but with a 2.1m slope along School Hill, the difference in height is much less discernible and there is no reason to oppose the development on these grounds.



Height of street frontage

### Footprint

29. The building footprint measures 1735m<sup>2</sup> or 35% of the site, up from a cumulative footprint of 910m<sup>2</sup> or 25% inclusive of outbuildings (measured against the existing site). As a comparison, the two detached properties to the north have a footprint of 10% and 14% of the total site area and the more recent cul-de-sac development to

the south, which has a bulkier appearance, has a footprint of 18%. However, direct comparison is less useful given the differences in existing use.

30. Although there are other buildings in the area with large footprints, such as Robert Piggott CoE Junior and Infant Schools, there is a recognised departure from the established or predominant scale of development in the immediate area. However, the footprint of the existing building is already greater than the surrounding buildings and this existing context is materially relevant. The additional footprint of the proposed building comprises additional built form at the rear (where it would not be apparent from the street) and in greater building width at the front of the site and in two wings (but as described above, it has already been demonstrated that it sits comfortably within its wide plot).
31. More broadly, the proposed footprint is reflective of the inherent need to accommodate an upgraded institutionalised residential use which makes direct density comparisons less relevant (131 units/bedrooms per hectare compared to 35 bedrooms per hectare for those single detached dwellings in the immediate). When considering the context of the existing building and use as well as the satisfactory presentation of the building to the road, the retention of landscape coverage on the southern boundary and adequate levels of outdoor amenity space, the footprint of the proposed building is acceptable.

### Design

32. Paragraph 126 of the NPPF focuses on the need for high quality, beautiful and sustainable buildings and Paragraph 130 references functionality, attractive architecture, sympathy to the local character, a strong sense of place and a sage and inclusive design.



3D interpretation as viewed from north western corner

33. The building frontage comprises two main gables with a smaller central gable, which gives a presentation to School Hill that would not be out of character with the appearance and design of many of the other detached residential dwellings in the street. There is a relatively complex roof form behind as the building height rises to accommodate attic space for office space and back of house operations. It consists of four hips focused on a crown roof of 100m<sup>2</sup> in area but with several side gable projections of varying scales. The built form immediately behind is stepped down

slightly and comprises a mix of ridges and heights, stepping abruptly to a lower height within the centre of the first of a series of side wings. Whilst it appears unusual on plan form and certain elements of this design could be viewed as complicated, the primary focus remains the satisfactory presentation of the front 'primary' elevation. The side wing is well setback from the road and there is much less visibility of the roof form or side gables. On this basis, the design as it presents to School Hill is appropriate.



Rear core and wing (within the courtyard)

34. Extending to the rear, the height steps down progressively, with the building taking the form of a two-storey core with three wings. The core of the building has a terrace form with windows projecting into the roof space and consistency in window proportions and spacing. Whilst there is a large expanse of crown roof, it is primarily because of the lower building height, which is a positive outcome in relation to neighbouring properties. The three wings have a block form with parapet eaves concealing a low and shallow roof form. It is distinctly contemporary when compared with the core and front of the building but has a simpler architectural style with lesser building bulk and a satisfactory relationship with the rest of the building.
35. A detailed materials schedule has been supplied. it includes a mix of light and dark red brick types, which is not out of context with the varied character of the area. It allows for horizontal brick coursing and definition to the ground and first floor. Dark grey slate tiles will contrast satisfactorily with the walls of the building and are appropriate within this part of School Hill. There are uPVC windows and frameless glass balconies that are also appropriate given the site lies outside of the conservation area. Dark grey horizontal flint panels define the ground floor of the three wings (and part of the eastern and southern elevations) provide contrast without overstating or dominating such that it is acceptable. The palette of materials is outlined in Condition 21.

#### Parking and outbuildings

36. Parking remains concentrated at the front of the site, wrapping around the northern side. This is not dissimilar to the existing arrangement although there is a noticeable reduction in the amount of soft landscaping in the north western corner nearest to School Hill. However, the existing honeysuckle hedge will be retained and because of the change in levels to the road and interspersing of some tree plantings, there would be limited adverse impact upon the character of the street. Moreover, the surrounding context includes many large gravel parking areas and the hardstanding of the school playground and car park of the school opposite. A positive hard

landscape scheme is required in Condition 4 and protection of the hedge is required in Conditions 6 and 25. Subject to these conditions, there are no in-principle objections.

37. A substation is shown indicatively in the north western corner of the site, immediately adjacent to School Hill and in the most prominent location on the site. It is understood that this location was chosen because it affords easy connection to the grid and access. However, it is indicative only and does not form part of this application.

#### Boundary treatments

38. The existing hedge to the front boundary will be retained and the remaining boundaries comprise a mix of new 1.8m high close boarded fencing or existing hedgerow, which is acceptable.

#### External lighting

39. There are nine bollard lights in the car park, two downlights to the main entrance, 20 downlights to each of the courtyards and a collection of courtyard lights. Lighting is confined to the building only or within the northern courtyard or car park. There is no lighting to the landscape garden areas or to the rear of the site. In the context of the surrounding area, which is built up but well vegetated (supportive of protected species), the scale of external lighting is reasonable.

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

40. 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.
41. Given the end use as a care home, the design and layout will be fully compliant and satisfy all building regulations. Three disabled spaces adjacent to the front entrance meets the minimum standards in the MDD Local Plan and an ambulance bay is provided. On this basis, no objection is raised.

#### **Housing Affordability**

42. Paragraph 5.4 of the Affordable Housing SPD then notes that self-contained older people's housing, such as extra care housing, assisted living, retirement housing) will need to deliver affordable housing in line with the approach in the Core Strategy. Given the rooms would not be self-contained for the exclusive use of its occupants, affordable housing contributions would not be required.

#### **Internal and External Amenity**

43. R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. Paragraph 130 of the NPPF seeks to promote development that has good architecture and layout with a high standard of amenity for existing and future users and Paragraph 157 states that new development should take account of landform, layout, building orientation,

massing, and landscaping to minimise energy consumption. This is reiterated in the National Design Guide.

44. Existing vegetation on the southern side boundary already shades the existing rooms and to address this issue a daylight assessment was submitted. The building will be moved away from the boundary, and this will have a measurable benefit with the amount of sunlight reaching the ground floor rooms and terraces. There will still be some shading particularly from T23 Sycamore, but the canopies of two of the trees next to this boundary are cut back to the boundary. T23-28 are adjacent to the south-west corner and will overshadow the front of the site. Trees T7-T14 will overshadow the south-east end of the building to some extent and other trees will overshadow the grassy bank. The shading will move as the sun tracks around the site from east, south to the west. Some shading will be welcome, especially for the elderly using the garden.
45. Of the ground floor rooms, there are only three rooms at 5m from the boundary and the remaining rooms are dual aspect or at least 11m from the boundary which is a sign of good layout and design. The daylight assessment indicates that bedrooms and 2 towards the front of the building and bedrooms 24 and 25 at the rear fail the standards. The cinema room and quiet lounge would also fail the test, but these are communal spaces. Further bedroom 2 is dual aspect with an eastern elevation less affected. At first floor, the rooms will receive improved access to filtered light with bedroom 66 failing the test although this is also dual aspect. Of the 31 south facing bedrooms, only three (9%) fail the test, which is viewed as an acceptable outcome when comparing the site constraints and the existing building. There are a further 12 bedrooms that are north facing that would receive no direct sunlight, making a total of nine of the 65 bedrooms (14%). For the same reasons, and because there is good access to communal spaces with direct sunlight and good provision for outdoor space, this outcome is satisfactory.
46. Placing the building more centrally in the plot reduces the available amenity space and increases the amount of shade from the building to the whole of the north side of the site where most of the amenity space is proposed. However, the current design achieves the most appropriate balance in terms of outlook, light, sunlight, shade, and space. The low height of the core of the building also minimises the extent of overshadowing such that no objection is raised.
47. Each of the ground floor units is afforded a small private courtyard and the first-floor units have access to two communal terraces of 16m<sup>2</sup> and 8m<sup>2</sup> on the northern side of the building. Along the northern side of the building is a communal courtyard garden at the front alongside the carpark and a residents garden adjacent to the wings. A landscape garden wraps around the rear and southern side of the building. The total cumulative area of the communal garden space is 1700m<sup>2</sup> which across 65 residents which is 26m<sup>2</sup> per person.
48. The combination of private and public amenity space achieves a positive balance for the well-being of residents, their families, and staff. There is a mix of surfaces and areas as well as the integration with the environment as well as varying levels of sunlight and shade. Access between the main lounge areas and the main garden to the north of the building, which will also be focal area for residents, is also satisfactory. Overall, no objection is raised subject to a final detailed scheme in Condition 4.

## Neighbour Amenity

49. Policy CP3 of the Core Strategy aims to protect neighbouring amenity and Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact.

## Overlooking

50. R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22-30m to the rear and 10-15m to the street. R23 notes that the side walls must not contain windows, especially at first floor level.
51. The design of the development takes heed of the above requirements with 19m to the front boundary (where 15m is required) and 15m to the rear (where 11m is required). There are side facing windows to rooms on the southern elevation but through a combination of retained trees and at 13-19m to the rear boundary of properties on Wyatt Close, no issues are noted.
52. Where there are sightlines towards the properties to the north, they are at a relatively acute angle, supplemented by landscaped screening and no departure from the relevant guidelines. As such, no in principle objection is raised. However, there is a lack of detail relating to the two first floor terraces to the rear of the building. These areas present opportunities for overlooking to the two adjoining properties to the north, particularly from the rearmost terrace. Measures such as privacy screening would be required.
53. The relationship to the northern side boundary is more acute with the side boundary of Beechwood House extending a 94m length of the boundary and 6 and 8 Silverdale Road backing onto the remaining 34m length. The latter two properties adjoin the existing vacant part of the site and would therefore be subject to built form across the rear boundary where none previously existed.
54. On the ground floor, there are 12 common space windows and six-bedroom windows facing the northern boundary. No real overlooking issues exist at this level because of boundary screening. At first floor level, there are ten-bedroom windows and six common space windows, with two terraces adjoining the lounge and dining room. The bedroom windows are at least 16m from the boundary, which is more than adequate separation to ensure a suitable level of privacy. The lounge windows are within 12m of the boundary (again adequate separation), but the terrace is within 9.5m of the boundary which is below the 11m standard. It is surrounded by a 1.9m high glazed balustrade that will be obscure glazed by Condition 28 to protect privacy. The dining room windows at the rear would be 8.7m and the adjoining terrace would be 9.0m from the northern boundary (again below the standard). The terrace will be surrounded by a 1.9m glazed balustrade that will be obscure glazed by Condition 28. There are opportunities for overlooking from the two dining room windows over the boundary to the rear gardens of 6 and 8 Silverdale Road, particularly as they extend to floor level. These are two of the four windows to the dining room and so privacy measures can be adopted without adversely compromising the internal amenity of this space. Condition 28 seeks obscure glazing to 1.6m above finished floor level or an alternative design to be agreed if that is preferred.

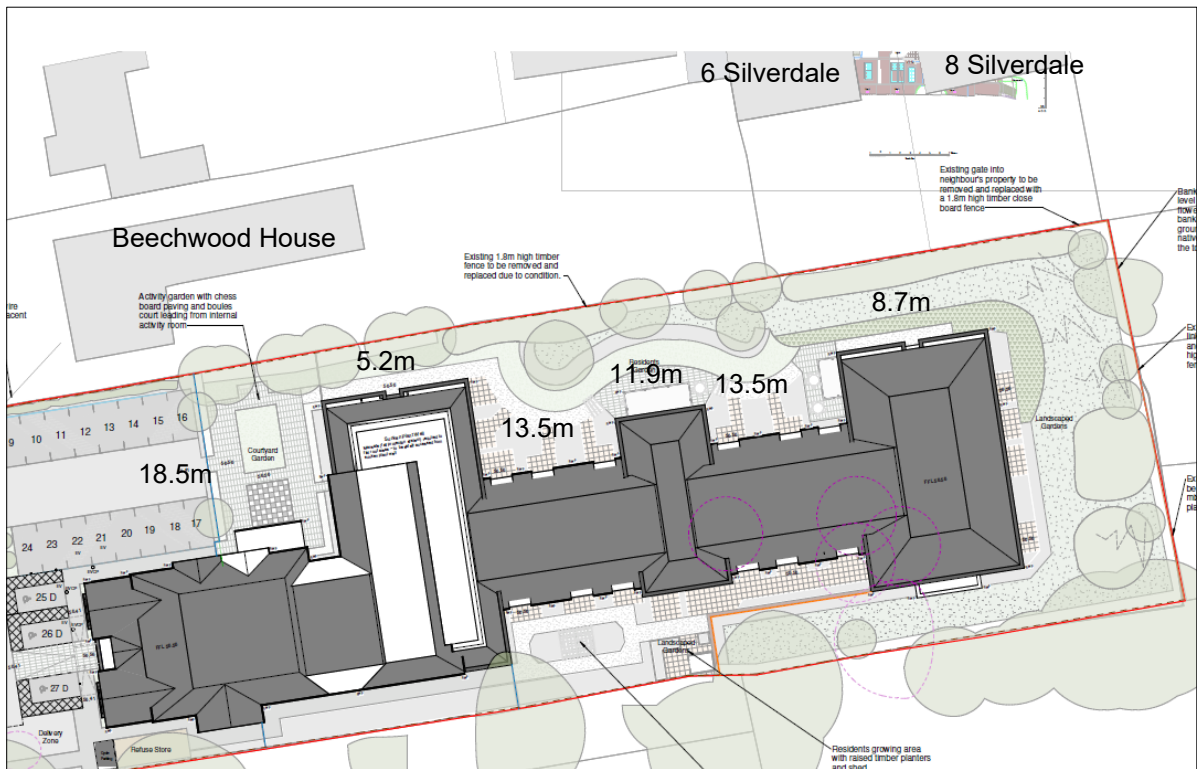
55. Within the development, there is a degree of overlooking between bedrooms, but it is limited to the corners of buildings. Even then, there is a communal aspect to the residential use that is a positive outcome, such as shared terrace spaces. On this basis, no objection is raised.
56. Subject to the above measures, there are no unreasonable impositions on existing levels of privacy to surrounding properties.

#### Overbearing, Sense of Enclosure and Sunlight and Daylight

57. R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties. Habitable windows of adjoining properties must not be obstructed by a 25-degree angle.
58. A BRE assessment of sunlight and daylight impacts to surrounding properties was submitted with the application. All neighbouring windows pass the relevant BRE diffuse daylight and direct sunlight tests and in terms of overshadowing of gardens. The results demonstrate a low impact, and the report indicates that the proposal sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.
59. Along the southern boundary, the site benefits from the heavy vegetation and a pathway leading to the infant school to the rear to the extent that there are no apparent issues of dominance or sense of enclosure to the properties to the south. There is 8m to the boundary with properties in Wyatt Close and at least 21m to the rear elevation of the nearest property. Being to the north and with this canopy cover, there are also no concerns with loss of sunlight or daylight. The relationship to the rear/east is also acceptable with 15m to the boundary and 38m to the rear elevation of the nearest of the dwellings. With a two-storey form or eaves height of 7m and ridge height of 8m, there is no unreasonable sense of enclosure or loss of light (including as assessed against the 25-degree rule, which falls wholly within the subject site).
60. The setback from the northern boundary is 18.5m at the front and 13.5m to the rear which is ample reducing to within 5.2m, 11.9m and 8.7m of the northern boundary respectively with three separate wings. R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and on this basis, the proposal complies with this requirement. However, this would fail to wholly appreciate the site's context. Because of the slope of the land and the relatively low density of development, there should be an expectation to increased setbacks to ensure separation and protection of sunlight.
61. At 11.8m, the middle of the three wings is sufficiently setback, particularly in terms of its relationship only onto the rear garden of Beechwood House. There would be no undue sense of enclosure or loss of light to the dwellings or their respective gardens. At 8.7m, the setback of the rear wing is also acceptable in the sense of it adjoining the rear boundary of 6 and 8 Silverdale Road. The height of this part of the building is 6.8m, which is not excessive and the retention of the beech hedge along the boundary will allow for adequate separation. There is also compliance with the 25-degree line, which will fall onto the hedge and boundary fence. At 5.2m, the front of



wing of the proposed building would be apparent from Beechwood House were it not for an extensive Leyland Cypress hedge along this boundary. It has a height of about 9m, provides separation between the two properties and is to be protected by Condition 25. Even if the hedge were removed, the impact is not unreasonable given it the relationship is over a side boundary. The proposed building has a height of 6.8m (rising to 9.6m but at a point 12.5m from the boundary) and this is of a similar height to Beechwood House. The outlook from habitable rooms (breakfast room, TV room, living room) and from the garden of Beechwood House would be sufficiently protected.



Relationship to neighbouring properties to the north (with setbacks)



Relationship with Beechwood House to the north

### Noise disturbance

62. The Construction Environmental Management Plan (CEMP) submitted with the application (WPS, August 2022) details how noise and vibration generating activities

will be identified and managed with reference to applicable British Standards and professional guidance. Whilst there is reference to containment and management of noise / vibration, there is no background noise levels or details of whether the proposed plant will operate within existing background noise levels. The lack of detail is not fundamental to the application and can be conditioned, as is the case in Condition 13.

63. The Environmental Health Officer advises that there has been no history of complaints in relation to noise from the existing site and whilst there would be testing of emergency fire alarms such testing would not normally be undertaken in antisocial hours. Should independent room alarms be activated these would not be expected to generate noise outside of the building and be infrequent such that no concern is raised.
64. Within the development itself, there is generally good outcomes for layout and room stacking. The bedrooms are stacked together and where they adjoin communal spaces, conflicts are limited. Regardless, the insulation within internal walls of the building is required to be constructed to Building Regulations

#### Light Spill

65. There are no light spill concerns arising from the use of the car park with only the café and hair salon adjoining the car park. The type and level of external lighting (as noted in paragraph 39) is acceptable in terms of any spill across the boundary. An external lighting layout (including lighting types) has been reviewed by the Environmental Health Officer and no objection raised.

#### Odour

66. Refuse will be collected weekly using a commercial waste service. Despite increased levels of waste, the proposed receptacles, location of the waste store (in consideration of prevailing SW winds), upgraded nature of the facilities and frequency of collections appears acceptable to mitigate against potential odours affecting neighbouring properties.
67. The Design and Access Statement states the location of plant and extract systems, and appropriate noise levels and odour controls will be provided but this is not the case. Notwithstanding, it is reasonable that details of the proposed plant/ventilation kitchen extract systems can be left for a post consent requirement, and this is the case in Condition 13.

### **Highway Access and Parking Provision**

#### Parking

68. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards, including provision for charging facilities. A care home would require one space per FTE member of staff and one visitor space per three residents.
69. A 27-space car park is located at the front of the site for use by staff and visitors (residents would not own a car). It includes three disabled spaces adjacent to the entrance, four EV charging spaces and one motorcycle space.

70. The planning statement refers to 70 FTE staff but no more than 20 onsite at any one time. The Borough standards indicate that with 65 residents and 20 staff, there would be a requirement for 42 car spaces – a shortfall of 15 spaces. To address this departure, a parking utilisation exercise was carried out using acceptable sites from the TRICS database. The assessment showed that the minimum spare capacity would be four spaces during the week between 1-2pm and five spaces at the weekend between 11-12pm.
71. The level of parking is an increase of 14 spaces when measured against the existing car park and the ratio of parking to residents would increase from 0.35:1 to 0.415:1. The Council's Highways Officer has assessed the evidence and the improved ratio and raises no objection.
72. The spaces meet the minimum dimensions and there is ample space behind the spaces for safe manoeuvring. Provision of disabled and motorcycle parking accords with policy. A parking management plan, which extends to the provision of EV charging, is outlined in Condition 7. A bay at the southern side of the car park serves as a dual role for deliveries and an ambulance and the Council's Highways Officer is content with this arrangement.
73. Alongside the delivery/ambulance bay is a cycle storage shed for four staff bikes. A cycle rack for two visitor bikes is located alongside the entrance. This is acceptable though as part of Travel Plan in Condition 14, these spaces are monitored and if demand warrants it, more spaces will be required and provided.

#### Traffic

74. Trip rates have been used from acceptable sites from the TRICS database. The increase in two-way trips from the proposed development for the AM and PM peak would be 5 and 4 respectively which would not have an adverse impact on the highway network and the Council's Highways Officer raises no objection.

#### Access

75. The existing vehicular access will be used, and a new dedicated pedestrian access is proposed. The visibility splays are free of any vegetation impediment and are acceptable and as they are existing, no conditioning is required. Swept paths within the car park for a commercial refuse vehicle and a fire engine and for a large vehicle in and out of the spaces have been provided and are acceptable.

#### **Landscaping and Trees**

76. There are no protected trees on the site but there is a veteran tree along the path between The Mount and Wyatt Close. Adjacent to the southern boundary is an 8m wide footpath leading to Robert Piggott Infant School which includes a Red Oak (veteran tree) at its eastern end which is protected by TPO 1142/2006. The northern side of the path is lined with trees and part hedgerow that does not appear to have been maintained to a normal hedge height. Most of the trees along this path influence the southern boundary of The Mount site. A low hedge to the fronts the plot boundary.

77. Opposite the Mount Nursing Home is Robert Piggott School, where the road narrows at this point. There is a pedestrian barrier next to the footway on the east side of the road, and a 2.4m high weldmesh fence around the school car park. These features are a change to the overall landscape character of the road which is mostly lined on both sides with mature trees, hedges, and shrubs for as far as the eye can see in both directions.

### Trees

78. A Tree Constraints Plan shows the trees adjacent to the southern boundary and their root protection areas and canopies influence the site. There are two Holly trees in the south west planted on a turfed mound at the entrance. These trees will be removed to facilitate the new layout of parking and driveway also resulting in the reduction of the mound.
79. Replacement native tree species planting to both sides of the entrance is proposed. Some of the trees adjacent to the southern boundary have restricted root protection areas as a result of the proximity of the existing building foundations. A Demolition Tree Protection Plan is required in Condition 6 to ensure that the appropriate demolition in the areas close to trees will be overseen by the Arboricultural Consultant. It is possible to place hard paving over these areas covered by the existing building with minimal impact on tree roots, although there is the opportunity to improve the rooting area and drainage by placing permeable paving in these areas over cellweb (or similar cellular confinement system).
80. Tree numbers T23-28 and T7-14 are located along the northern side of the footpath adjacent to the southern site boundary. These trees are of similar height (16-18m). There is also a row of young broadleaved trees – labelled as '15' on the plan and 9m in height. The trees provide visual screening and enhance the site setting. The Council's Trees Officer has sought sensitive pruning of the existing trees along the southern boundary prior to demolition of the existing building as part of their ongoing protection. This is included in an Arboricultural Method Statement and Demolition Tree Protection Plan in Condition 6.
81. There is a total of 13 trees and 6 hedge/group tree features to be removed, much of which is at the rear of the site. The Landscape Plan proposes 15 replacement native trees and 3 ornamental trees as well as replacement hedges proposed and garden planting. The Council's Trees and Landscape Officer is satisfied with this outcome and requires final details in Condition 6.

### Landscaping

82. The Landscape Plan includes a pergola, gazebo, shed and a raised vegetable bed. There are areas for sitting outdoors, in some instances surrounded by paving, a single bench, a palette of hard materials including block paving, resin bound paving, asphalt, feature paving and paved private patios. There is a flowering lawn, an amenity lawn, and boules pitch all of which are welcome. The constraints include that there is no opportunity for a circuitous route around the building, it being blocked at the south western corner where the bin storage is located. The siting of the pergola is also questionable, and access thereto is constrained. These aspects are not serious and can be managed to satisfaction by the final landscape details in Condition 4.

83. The plant list contains a varied mix, but the Council's Trees and Landscape Officer has suggested that the addition of more showy herbaceous garden plants would help to make the garden. A detailed Planting Scheme is required at Condition 4 with a variety of specifications, including more flowering, fruiting plants, details of water features and bird, bat, and insect boxes.
84. The final requirement is that the garden must be well managed by a gardener rather than contract gardeners and this would be clarified in a Landscape Management Plan in Condition 5.

## **Ecology**

85. Policy CP7 of the Core Strategy states that sites designated as of importance for nature conservation are to be conserved and enhanced and inappropriate development will be resisted. 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.
86. Paragraphs 174(d) and 180 of the NPPF seeks to minimise impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Compensation is a last resort. Opportunities to improve biodiversity in and around developments should be integrated as part of their design.
87. The rear of the site includes overgrown and unused land and the extension of the building into this area (and associated activity from the use of the building) could affect protected species and priority habitats as does the demolition of the existing building. To address these matters, a Preliminary Ecological Appraisal, Landscape and Environmental Management Plan, Reptile Presence/ Likely Absence Survey, Biodiversity Metric and Faunal Enhancement Location Plan were submitted with the application.
88. There was low suitability for great crested newts, moderate suitability for reptiles, low suitability for badgers and other mammals. There was moderate to high bat roost suitability within the exterior and parts of the interior of the building (some pipistrelle droppings were found) and high suitability for bats. The majority of the site is of negligible to moderate ecological importance though the mixed and broadleaved woodland are of moderate ecological importance.
89. The retention of much of the trees to the rear of the site will aid in protecting existing habitat but the loss of the building such that the Council's Ecology Officer raises no in principle objection to the proposed development. A bat 'low impact' bat licence is required due to the high suitability of the buildings for roosting bats and historic evidence of roosting bats. This is outlined in Condition 3. The lighting plan as submitted provides an appropriate low level of lighting for the site (downlights, bollards, and no lighting at the rear of the site) that would promote activity of bats. This is discussed at paragraph 39 and outlined as an approved plan at Condition 2.
90. The landscape scheme, inclusive of native species and a mix of wildflowers, provides good habitat for wildlife and insects. Final details are required by Condition 4. It is supplemented by an Enhancement Plan (conditioned at Condition 27) which includes provision for sparrow boxes, hedgehog friendly fencing, and housing, bat and swift boxes integrated within the building and an invertebrate hotel. Siting and location of

such measures is satisfactory and secured by Condition 27. It is accompanied by a Landscape and Environmental Management Plan which includes a management schedule at Section 5. The requirements of this plan are also conditioned at Condition 27.

91. A BNG metric has been reviewed and the findings accepted. It indicates a loss of habitat units and a gain of hedgerow units, with an overall net loss of biodiversity within the site. On site gain is unrealistic within the urban and mostly developed location and in accordance with paragraph 180, an alternative site is unfeasible. The applicant is proposing to offset this net loss via a s106 agreement. The report suggests that the Council can deliver this offset but in the absence of further discussions with the Council, it would require further discussion with the applicant in the s106 about how this would be delivered.
92. Overall, subject to the above measures as outlined in Conditions 3 and 27 (including compliance with the recommendations in the submitted reports), the proposal will achieve an acceptable outcome on ecological and biodiversity grounds.

### **Building Sustainability**

93. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change. 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.
94. An Energy Statement (Harkniss Consulting, July 2022) indicates building fabric measures, air source heat pumps and 350m<sup>2</sup> of PV solar panels. By following the energy hierarchy, the development will go beyond the requirements of Part L2 of the Building Regulations resulting in an overall saving of 54.4 tonnes of carbon dioxide per year, as calculated by the EDSL TAS using the Part L2 2021 methodology. It also notes a 34% reduction in carbon emissions, well in excess of the 10% requirement. Compliance with the Energy Statement is outlined in Condition 26.

### **Employment Skills**

95. Policy TB12 of the MDD Local Plan requires an Employment Skills Plan (ESP) for major development to provide opportunities for training, apprenticeship, or other vocational initiatives to develop local employability skills. The scale of the development triggers the major threshold.
96. ESPs use the Construction Industry Training Board (CITB) benchmark based on the value of construction. This is calculated by multiplying the total floor space by £1025, which is the cost of construction per square metre as set out by Building Cost Information Service of RICS and the methodology as set out in the Council's Employment and Skills Guidance.
97. The ESP would require five community skills support jobs (e.g., work experience of CSCS training courses), two apprenticeships and two jobs. The applicant is committed to a site specific ESP. If for any reason the applicant is unable to deliver

the plan or elects to pay the contribution, the employment outcomes of the plan will be borne by the Council at a cost of £15,000. Payment of this sum is required before commencement on site as part of a section 106 legal agreement.

### **Waste Storage**

98. A refuse store is shown at the south western corner of the building. It is suitably located for accessibility and collection purposes as well as on streetscape grounds. It is of sufficient dimensions for up to six x 1100L bins which is sufficient for the intended demand from the new home. Final details (elevations, internal dimensions) are required by Condition 17=18.
99. Collection will be undertaken by private contract. Clinical waste will be disposed of separately. It would be anticipated that food waste from the kitchen would be accommodated within a compost as part of the landscape plan in Condition 4.

### **Flooding and Drainage**

100. The site is within Flood Zone 1 and the proposal represents no additional flood risk or vulnerability. There is also a low risk from surface flooding. The Council's Drainage Officer has reviewed the proposal and raises no objection. There is an increase in impermeable footprint, but the proposal would include on site infiltration via soakaway. In terms of the drainage hierarchy as envisaged in the NPPF, no objection is raised, subject to details by Condition 9-12.
101. The site is within a Source Protection Zone for groundwater abstraction at particular risk from polluting activities on or below the land surface. To prevent pollution, the Environment Agency and Thames Water use a tiered, risk-based approach to regulate activities that may impact groundwater resources. Thames Water have not raised objection on these grounds.

### **Contamination**

102. The front half of the site is listed as potentially contaminated on the Council's mapping system, with the source being from the graveyard and disused quarry and kilns behind Robert Piggott CofE School to the east. A Phase 1 desktop study (Applied Geology, February 22) confirmed negligible/low risk levels for the intended land uses although the report recommends a ground investigation to validate the conceptual site model and assist in foundation design and an 'encounter strategy' to provide a process for dealing with unexpected contaminants that may be encountered. Subject to Condition 19, no issues are raised by the Council's Environmental Health Officer.

### **Construction**

103. A Demolition and Construction Method Statement has been submitted with the application. It includes standard working hours, but deliveries will be managed in a 'just in time' way with banksmen and no deliveries during the school drop off and pick up times. Hoarding and/or heras fencing will be used. All of these aspects are welcomed. The CMP acknowledges limitations with parking, but the Council's Highways Officer has specified that parking would need to be contained on site and no contractors will be allowed to park on residential streets or on School Hill. This is

reinforced by Condition 8. The demolition and construction period are indicated as 80 weeks. Whilst substantial, it is not unreasonable for a development of this scale, and it would not be justifiable or necessary to curtail or limit the construction phase in any way.

### **Signage**

104. Any signage would be subject to a separate advertising consent.

### **Community Infrastructure Levy**

105. As a residential institution, the application is liable for CIL payments because Choose an item. It is payable at £365/m<sup>2</sup> index linked.

### **Planning Balance**

106. The development represents a sizeable increase in built form and population density on the site, but it remains appropriate within its oversized and wide plot. It also departs from the predominant form of development in School Hill. There would be a degree of impact upon residents but not to the extent that would warrant refusal. There would be additional demand for parking and increased traffic but well within the capacity of the local roads.

107. The existing building is in need of upgrade and the Needs Assessment illustrates demand for additional bedrooms. As part of the redevelopment of the site, there will be additional residential accommodation, additional employment for staff and economic benefits for Wargrave and the borough. The site is sustainably located near the town centre and close to public transport and is supplemented by alternative travel modes. The building design is supplemented by positive energy efficiency measures and an acceptable landscape and biodiversity scheme with off-site biodiversity net gain. Subject to further details in Conditions 3-18 or implementation of measures as submitted in Conditions 21, 22, 26 and 27, the application represents an acceptable redevelopment of an existing site and is recommended for approval.



## **APPENDIX 1 – Conditions and informatives**

APPROVAL subject to:

- A) Prior completion of a legal undertaking to secure an Employment Skills Plan and off-site Biodiversity Net Gain
- B) The following conditions and informatives:

### **Conditions**

#### **1) Timescale**

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

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

#### **2) Approved details**

This permission is in respect of the plans numbered 5813-PAL-XX-XX-DR-A-1100-P01, 5813-PAL-XX-XX-DR-A-1150-P01, 5813-PAL-XX-00-DR-A-1201-P01, 5813-PAL-XX-RF-DR-A-1203-P01, 5813-PAL-XX-XX-DR-A-1351-P01, 5813-PAL-XX-XX-DR-A-1352-P01, 5813-PAL-XX-XX-DR-A-1353-P01, 5813-PAL-XX-XX-DR-A-1354-P01, 5813-PAL-XX-ZZ-DR-A-1202-P01 and 1991-E-900-P1 and 102A, all received 10 August 2022

And the plan numbered 5813-PAL-XX-XX-DR-A-1200-P04-Site Plan, received 14 November 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) Bat licence**

Prior to the demolition of the building hereby permitted, a licence for development works affecting bats shall be obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy submitted to the local planning authority. Thereafter mitigations measures approved 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 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: The building may host a bat roost which may be affected by the proposal. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that*

*the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 2017.*

#### **4) Landscaping**

Prior to the commencement of the development hereby permitted, full and final 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 furniture, refuse or other storage units, signs, lighting, external services etc. The plans should include a review of the siting and access to the pergola and provision for circuitous route around the perimeter of the building.

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. The plant list should include more showy herbaceous garden plants, thornless roses, more gardenesque plants, at least Honeysuckle to the native hedge plant list and more flowering, fruiting plants such as Crab apples and Prunus cisterna and a 'safe' water feature/fountain.

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

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

#### **5) Landscape management**

Prior to the commencement of the development hereby permitted, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The garden must be well managed by a gardener rather than contract gardeners. The landscape management plan shall be carried out as approved.

*Reason: 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.*

#### **6) Tree protection**

No development or other operation including demolition shall commence on site until a Demolition Tree Protection Plan, 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). Details shall include safe and acceptable levels of pruning to trees along the southern boundary to accommodate demolition of the existing building and opportunities to improve the rooting area and drainage of the car park by placing permeable paving in these areas over cellweb (or similar cellular confinement system).

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.

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.

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.*

## **7) Electric vehicle charging**

Prior to the commencement of the development hereby permitted, an Electric Vehicle Charging Strategy shall be submitted to and approved in writing by, the local planning authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance Building Control Approved Document S, and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

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

## **8) Demolition and Construction Environmental Management Plan**

Prior to the commencement of the development hereby permitted (including demolition, ground works and vegetation clearance), a final Construction Method Statement and Construction Environmental Management Plan shall be submitted to, and approved in writing by, the local planning authority.

The Statement and Plan shall include provision for all site operatives, visitors and construction vehicles loading, off-loading, parking, and turning within the site during the construction period and confirmation of measures to accord with Condition 24 of this permission. Additionally, the biodiversity and wildlife measures shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of “biodiversity protection zones”
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h) Use of protective fences, exclusion barriers and warning signs
- i) The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

The provision and the approved Statement and Plan shall be maintained as so approved until completion of the development or otherwise as provided for in the approved details.

*Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience and neighbour amenities and to protect wildlife and biodiversity. Relevant policy: National Planning Policy Framework Policy 2021, Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan Policy TB23.*

## **9) Infiltration**

Prior to the commencement of the development hereby permitted, soakaway infiltration rates in accordance with BRE 365 tests or such other guidance shall be submitted to and approved in writing by the local planning authority. The ground through which infiltration is designed to occur should be unsaturated to a depth of at least 1m below the base of infiltration unit. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

*Reason: To ensure that the site can be adequately drained. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.*

## **10) Contamination risk assessment**

Prior to the commencement of the development hereby permitted, a contamination risk assessment is required where soakaways are the 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. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.*

#### **11) Drainage maintenance**

Prior to the commencement of the development hereby permitted, a SuDS management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The plan 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, the access that is required to reach surface water management component for maintenance purposes, a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, 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: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.*

#### **12) Exceedance Flow**

Prior to the commencement of the development hereby permitted, an exceedance flow routing plan for flows above the 1 in 100+40% climate change event shall be 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. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.*

#### **13) Ventilation**

Prior to the occupation of the development hereby permitted, details of the fume extraction, mechanical ventilation and filtration equipment for the building shall be submitted to and approved in writing by the local planning authority. The equipment shall thereafter be retained, operated, and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

*Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: Core Strategy policies CP1 and CP3*

#### **14) Cycle parking**

Prior to the occupation of the development hereby permitted, final details of secure and covered bicycle storage for staff and parking facilities for visitors shall be submitted to and approved in writing by the local planning authority. The cycle storage and 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 to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### **15) Parking management strategy**

Prior to the first occupation of the development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Core Strategy Policies CP1, CP6 and CP21.*

#### **16) Delivery servicing plan**

Prior to the occupation of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

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

#### **17) Travel Plan**

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

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

#### **18) Bin store**

Prior to the occupation of the development hereby permitted, final details of the bin storage area shall be submitted to and approved in writing by the local planning

authority. The bin storage area shall be permanently so retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.*

#### **19) Car and motorcycle parking**

Prior to the occupation of the development hereby permitted, parking spaces (including motorcycle parking and delivery/ambulance bay) shall be provided in accordance with the approved plans. The parking shall be permanently maintained and remain available for the parking of vehicles and motorcycles at all times.

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

#### **20) Unexpected contamination**

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.

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 and Core Strategy policies CP1 & CP3.*

#### **21) External materials**

The materials to be used in the construction of the external surfaces of the building hereby permitted shall be in accordance with those stated on the approved drawings 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.*

#### **22) Permeable surfacing**

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

*Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 and Managing Development Delivery Local Plan policies CC09 and CC10.*

### **23) Hours of work**

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

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

### **24) Hours of construction deliveries**

No vehicle movements associated with the movement of demolished materials or deliveries associated with the construction of the development hereby permitted are to occur to or from the site between the hours of 8am and 9am and 2:45pm and 4pm on weekdays during school term.

*Reason: To avoid congestion and traffic conflict on local roads. Relevant policy: Core Strategy policies CP3 and CP6.*

### **25) Retention of trees and shrubs**

No retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

### **26) Compliance with Energy Statement**

The development hereby permitted shall be implemented in accordance with the Energy Strategy Report prepared by Harniss Consulting, Rev A, dated 7 July 2022 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, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*



## 27) Compliance with biodiversity and ecological measures

The development hereby permitted shall be undertaken in accordance with the biodiversity measures outlined in the following:

- a) Sections 5 and 6 of the Preliminary Ecological Appraisal (ref: CE-TM-1927-RP01- FINAL), prepared by Crestwood Environmental Ltd, dated 23 December 2021
- b) Section 6 of the Reptile Presence/ Likely Absence Survey (Crestwood Environmental Ltd, dated March 2022)
- c) Sections 3-6 of the Landscape and Environmental Management Plan (Crestwood Environmental Ltd, dated 3 August 2022)
- d) Faunal Enhancement Plan numbered CE-TM-1927-DW01, prepared by Crestwood Environmental Ltd, dated 28 July 2022

The measures are to be implemented prior to occupation of the development and where applicable, remain in place for the lifetime of the development.

*Reason: To incorporate biodiversity in and around developments. Relevant policies: Paragraphs 170 and 175 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).*

## 28) Obscure glazing

The glazed balustrades to the outside of the two first floor terraces on the northern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained to a minimum height of 1.7m above floor level of the terrace.

The two north facing windows to the dining room at the rear of the first floor shall be obscure glazed and 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. Alternative privacy measures can be implemented but only in accordance with details as submitted to and approved in writing by the local planning authority prior to the occupation of the development hereby permitted.

The obscure glazing shall be permanently so retained.

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

## 29) Gates

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

*Reason: To assist in the integration of the development into character and community of the area and in the interest of highway safety. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Borough Design Guide SPD.*

## **Informatives**

### **1) Section 106 agreement**

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

### **2) Community Infrastructure Levy**

The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. 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, failure to do this will result in penalty surcharges being added. For more information see - [Community Infrastructure Levy advice - Wokingham Borough Council](#). Please submit all CIL forms and enquiries to [developer.contributions@wokingham.gov.uk](mailto:developer.contributions@wokingham.gov.uk).

### **3) Thames Water**

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.

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. 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).

### **4) Pre commencement conditions**

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

## **5) Demolition notice**

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

## **6) Changes from the approved drawings**

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.

## **7) Advertisement consent**

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.

## **8) Protected species**

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

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

## **9) Mud on the road**

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

## **10) Travel Plan**

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/>

## **11) Discussion**

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

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

## APPENDIX 2 - Parish Council Comments

PLANNING REF: 222456

PROPERTY ADDRESS: Council Office, Pavilion, Recreation Road, Wargrave, Wokingham RG10 8BG

SUBMITTED BY: Wargrave Parish Council

DATE SUBMITTED: 28/09/2022

### COMMENTS:

The proposal represents a considerable increase in footprint, bulk and mass of development on site including expansion to the side and rear compared to the existing. It is suggested that the proposal has been designed so as to reduce its overall impact upon the surrounding area due to the centralisation on the site and use of reducing heights towards the side boundary (neighbouring Beechwood House). However due to the elevated position of The Mount above the neighbouring property (Beechwood House) due to fall in elevation along School Hill, the proposal may impact the residential amenities of the neighbouring property by over. It is acknowledged that any overshadowing it likely to be to be constrained to the neighbour's courtyard and into the garden and not the dwelling itself.

The landscaping of the amenity space around the property has been designed to reflect the usage of the building as a care home facility. It is suggested that the residential amenity space provided is conducive to the building's use and may be considered an improvement on the existing due to the increased provision of garden amenity space on the southern boundary. It is acknowledged that the garden space may not necessarily be considered sufficient should the property be an individual private residence.

The proposal includes provision for 27 vehicle parking spaces for the use of staff, relatives and other visitors such as healthcare professionals as well as space for deliveries. Provision for secure bicycle storage is to also be made available on site. For comparison, the existing provision is approximately 16 to 20 spaces using a mixture of dedicated and internal tarmac spaces.

The submission states that "it is anticipated that a total of 70 full time equivalent staff will work at the site, including managers, nursing and care staff as well as administration, maintenance and other staff responsible for catering and housekeeping, for example". It is further stated that "a maximum of up to 20 staff will be on site at any time during a typical weekday day and at the weekend, with up to 12 overnight".

In terms of staffing, the documentation states "managers and administration staff will typically work 5 days a week between 09:00 and 17:00 hours. Nursing and care staff will generally work in 6-hour shift pattern during the day/evening, with a 12-hour shift overnight."

It is suggested that taking into consideration the above statements it is unclear how the figure of "a maximum of up to 20 staff will be on site at any time" has been reached. If 12 (overnight) staff are excluded from the figure of 70, the remaining 48 of daytime staff spread across (A) an

administrative shift of 9 to 5 and (B) two 6-hour nursing/care staff shifts (8am to 2pm & 2pm to 8pm) plus support and maintenance staff may be difficult to remain under the figure of 20. It is suggested that this anomaly may impact upon the parking requirement calculations that have been asserted within the submission.

Furthermore, it is likely that the figure of 70 full time equivalents may be somewhat misleading as it may translate in a larger number of actual part time staff. For example, three part time caterers working a lunch shift of 2.5 hours each equates to a single full time equivalent - whilst one full time staff member may require one parking space, three part time staff members may require three parking spaces (at the same time).

It is noted that the submitted Transport Statement and Travel Plan both utilise the figures stated above, but do not appear to address the anomalies outlined. The Travel Plan asserts that "the Transport Statement accompanying the application demonstrates that the proposals will not result in a material increase in vehicle movements associated with the site compared to the existing home". However, it is suggested that a bedroom occupancy increase of 76% may be reasonably expected to generate an equivalent increase in visitor and staffing traffic unless staffing to resident ratios are to be reduced and/or a reduction in visits from relatives is anticipated. Furthermore, taking into consideration the healthcare requirements of the occupants, it may be reasonable to expect that visits from healthcare professionals would increase.

Whilst it is acknowledged that Wargrave is served by a train service and an hourly bus service between High Wycombe and Reading, vehicle traffic remains high within the locality, and it is suggested that the expanded provision on site will lead to an intensification of traffic movements and resultant requirements for parking. The roads around the site entrance are residential and therefore narrow with limited opportunities for on street parking. This is further exacerbated by the location of a local junior school (of which the 'clear zone' zig-zag road markings cross the entrance to the application site) which increases the pressures on both parking and traffic movements in this vicinity. Therefore any Displaced parking resulting from inadequate provision on the application site will impact upon the surrounding roads.

It is noted that the applicant has included a Travel Plan which has been offered for implementation by the management and monitored by the Local Planning Authority. It includes many measures, aims and targets to address potential issues. It is suggested that the Travel Plan's purpose is considered laudable and if implemented may assist with minimising the potential impact. However, it is further suggested that should the Travel Plan prove unsuccessful or identify potential on-site parking shortfalls, it does not provide any opportunities to address that on-site parking shortfall as very little space for any reconfiguration would be possible after the construction of the facility. It should be noted that staff from the local community is likely to result in a reduction in parking requirements, however conversely, staff residing outside of the area may increase the requirement.

Due to the location of the application site, its entrance/exit is opposite the local junior school and near to the walkway to the local infant school. Therefore, at various times of the day (and year) there is an increased number of young children travelling to and from the local schools. As well as vehicle traffic to/from the school, active travel

measures are equally applied to and encouraged for schools, therefore the vicinity sees an increase in pedestrians of all ages. It is suggested that should permission be granted, the application ought to be conditioned such to acknowledge and maintain appropriate sightlines for vehicles entering and existing the facility.

Wargrave Parish Council's representations are summarised below:

OBJECT

- The bulk and mass of the proposal may have a detrimental impact upon the residential amenities of the neighbouring property due to the dominance and potential overshadowing resulting from the application site's elevated position.
- The onsite parking provision is not considered sufficient for the proposed facility within this rural location and may impact upon highway safety due to displaced parking on adjacent residential roads.

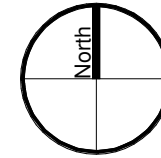
If approved, the following conditions are requested:

- The implementation and monitoring of a Travel Plan that includes consideration of occupancy rates (i.e., less than full occupancy may result in less traffic movements and therefore not necessarily reflect the potential traffic capacity). - Years 1, 3 and 5 AFTER completion.
- That the Travel Plan include reference within it of the school site opposite to raise awareness for visitors in vehicles to and from The Mount that at certain times of the day there will be an increased presence of young children in the vicinity.
- Appropriate ongoing maintenance of the boundary treatments to ensure that the residential amenities of neighbouring properties are not impacted by increased overshadowing.
- That onsite parking provision is maintained for the parking of vehicles at all times to ensure the minimisation of displaced parking resulting on the adjacent highway and surrounding roads.
- That the site entrance/exit has appropriate sightlines maintained at all times to ensure adequate visibility of both highway users AND pedestrians (many of which will be very young children due to the proximity of local schools).
- Appropriate working times conditions that take into consideration the residential nature of the vicinity AND the start and finish times of the adjacent school. Site deliveries should be scheduled outside of school start/finish times.
- Appropriate parking provision to be sought to ensure parking resulting from the construction does not impact upon the local residential roads (utilisation of public transport, off site park and ride, etc.)
- The construction management plan to take into consideration the movement of heavy vehicles to and from the site using the narrow, rural road network in this locality (appropriate routes to avoid creating necessary congestion).

Note: Notwithstanding the construction phase, the applicant is encouraged to explore the potential for increasing the on-site parking provision before commencement to minimise the disruption on the existing residential community of the surrounding roads.

This page is intentionally left blank





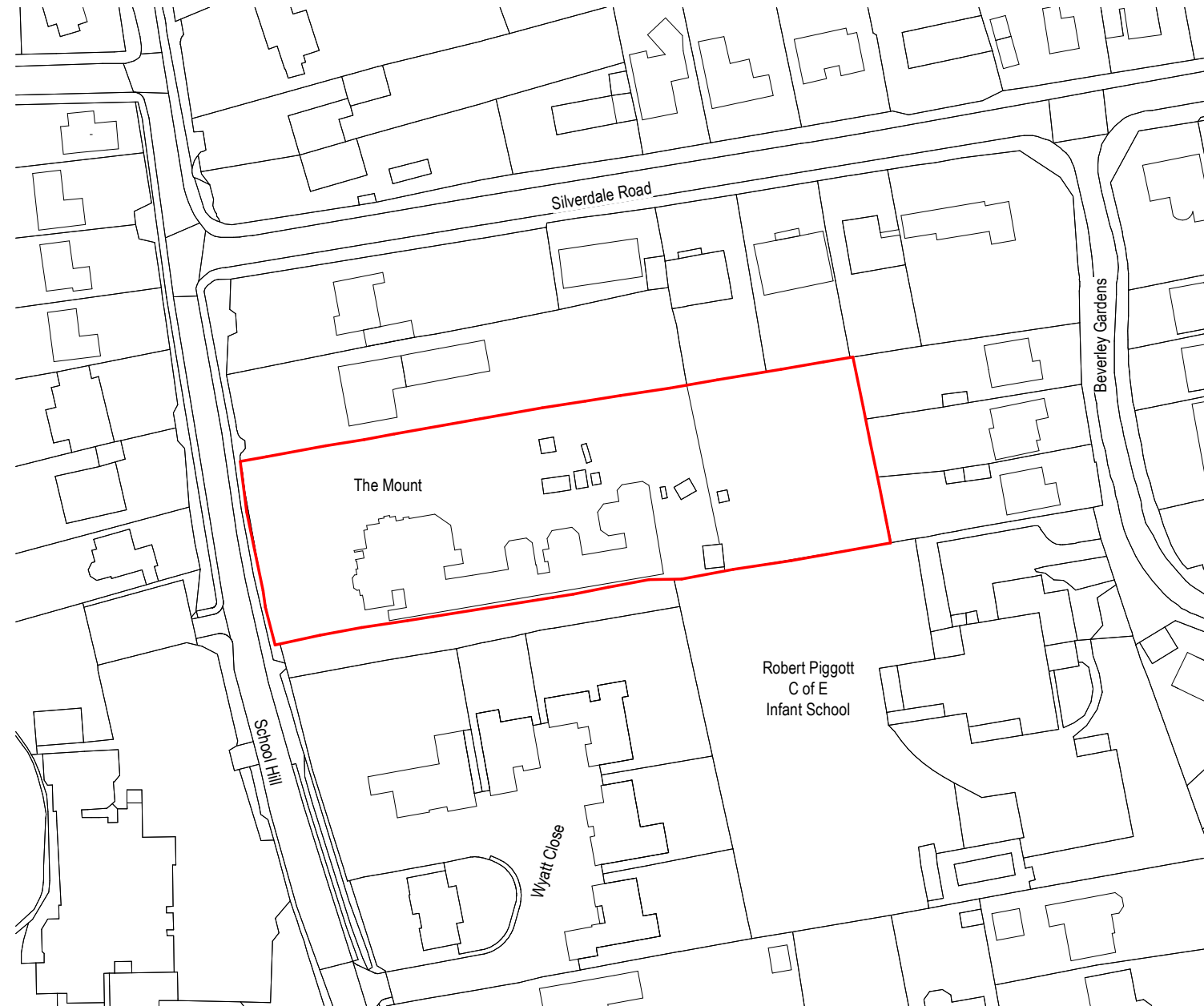
**Notes**  
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
 This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

|        |    |      |      |       |
|--------|----|------|------|-------|
| 1:100  | mm | 1000 | 3000 | 5000  |
| 1:200  | mm | 5000 | 8000 |       |
| 1:500  | M  | 5    | 15   | 25    |
| 1:1250 | M  | 10   | 30   | 50 70 |

**KEYPLAN**

— Site Boundary



329

|                |                          |          |               |
|----------------|--------------------------|----------|---------------|
| P01            | Planning First Issue     | TT       | 22.07.22      |
| Rev            | Description              | By       | Date          |
| Client         | Aedifica UK              |          |               |
| Job            | The Mount, Wargrave      |          |               |
| Drawing        | Location Plan            |          |               |
| BS/Ref         | POZ Ref                  | Rev      |               |
|                | P5813_1100               |          | P01           |
|                | 5813-PAL-XX-XX-DR-A-1100 |          |               |
| Date           | 22.07.22                 | Scale    | 1 : 1250 @ A3 |
| 3D CoOrd       | JG                       | 2D CoOrd | TT ET         |
| Project Status | Planning                 | Tender   | Construction  |
|                | Design                   | Contract | As Built      |

**Site Plan - Location Plan**

1 : 1250

|        |   |    |    |    |    |
|--------|---|----|----|----|----|
| 1:1250 | M | 10 | 30 | 50 | 70 |
|--------|---|----|----|----|----|



10-12 Emerald Street  
 London  
 WC1N 3QA

Woodville House  
 2 Woodville Road  
 Altrincham  
 WA14 2FH

+44 20 7078 0079  
 architects@pozzoni.co.uk

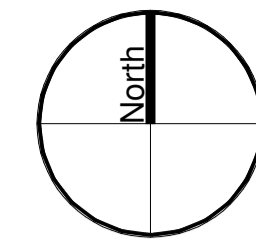
+44 161 928 7848  
 www.pozzoni.co.uk

330



### Demolition Plan

1 : 500



**Notes**  
 The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
 This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

|        |    |   |      |      |      |      |      |
|--------|----|---|------|------|------|------|------|
| 1:100  | mm | 0 | 1000 | 2000 | 3000 | 4000 | 5000 |
| 1:200  | mm | 0 | 1000 | 2000 | 3000 | 4000 | 5000 |
| 1:500  | M  | 0 | 5    | 10   | 15   | 20   | 25   |
| 1:1250 | M  | 0 | 10   | 20   | 30   | 40   | 50   |

KEYPLAN

- Site Boundary
- Demolition

|         |                      |          |              |
|---------|----------------------|----------|--------------|
| P01     | Planning First Issue | TT       | 22.07.22     |
| Rev     | Description          | By       | Date         |
| Client  | Aedifica UK          |          |              |
| Job     | The Mount, Wargrave  |          |              |
| Drawing | Demolition Plan      |          |              |
| Factor  | P01:1                | Ref      | P01          |
| Date    | 22.07.22             | Scale    | 1 : 500 @ A1 |
| Author  | JG                   | TT       | ET           |
| Phase   | Planning             | Tender   | Construction |
|         | Design               | Contract | As Built     |

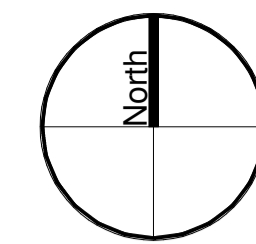


10-12 Emerald Street  
 London  
 WC1N 3QA

Woodville House  
 2 Woodville Road  
 Altrincham  
 WA14 2FH

+44 20 7078 0079  
 architects@pozzoni.co.uk

+44 161 928 7848  
 www.pozzoni.co.uk



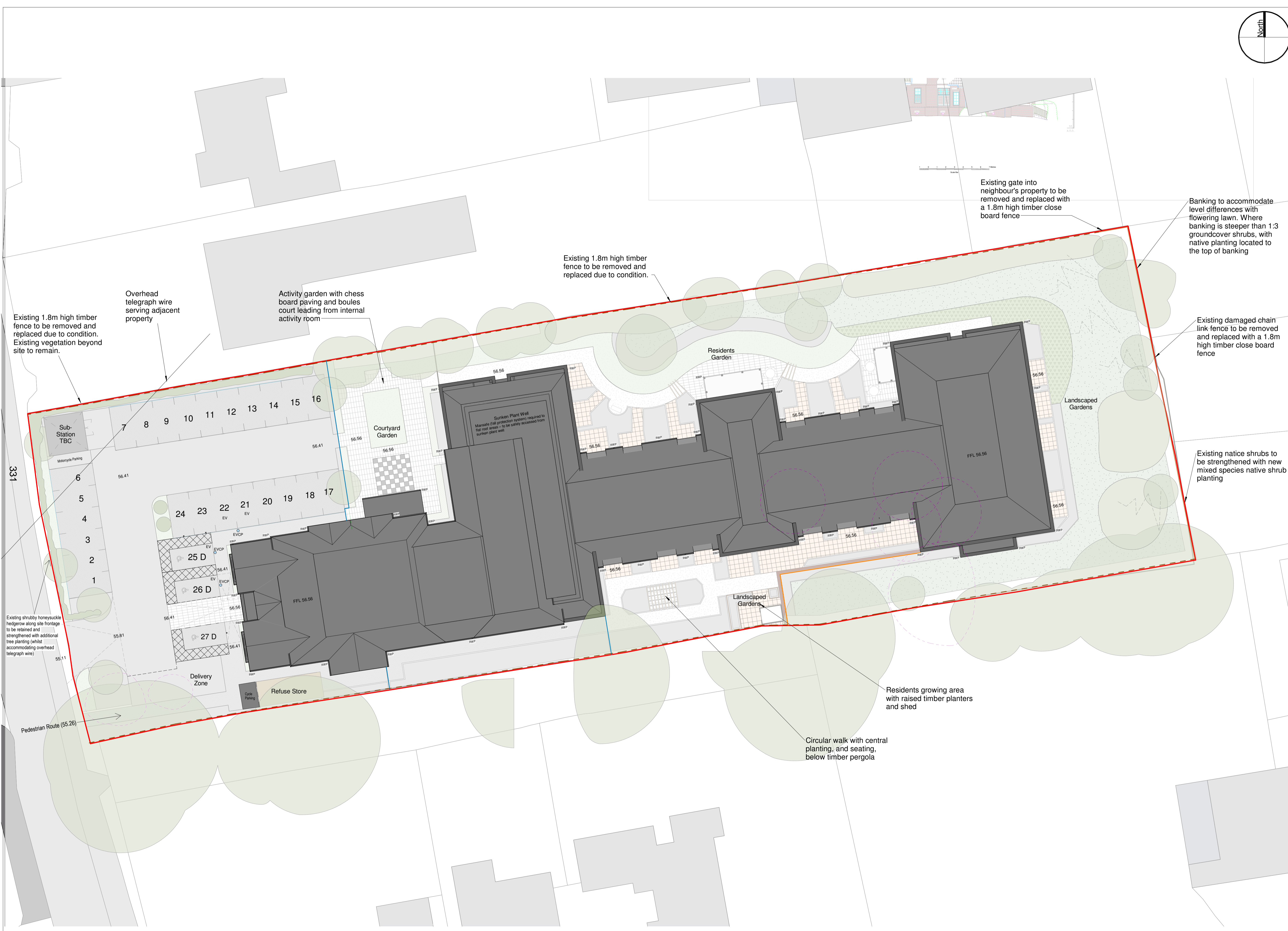
**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars TO BE USED ONLY AS GUIDANCE

|        |    |   |      |      |      |
|--------|----|---|------|------|------|
| 1:100  | mm | 0 | 1000 | 2000 | 3000 |
| 1:200  | mm | 0 | 1000 | 2000 | 3000 |
| 1:500  | m  | 0 | 10   | 20   | 30   |
| 1:1000 | m  | 0 | 10   | 20   | 30   |

For Landscape design, planting, external feature details and materials please see B22004.102A-DRAFT-Landscape Proposals-The Mount, Wargrave.

- Boundary Treatment**
- - - Existing Timber Fence to be replaced
  - Proposed Timber Fence
  - Proposed Metal Fence
  - 1.1m Fall Guard
- Electric Vehicle Charging Point



Existing 1.8m high timber fence to be removed and replaced due to condition. Existing vegetation beyond site to remain.

Overhead telegraph wire serving adjacent property

Activity garden with chess board paving and boules court leading from internal activity room

Existing 1.8m high timber fence to be removed and replaced due to condition.

Existing gate into neighbour's property to be removed and replaced with a 1.8m high timber close board fence

Banking to accommodate level differences with flowering lawn. Where banking is steeper than 1:3 groundcover shrubs, with native planting located to the top of banking

Existing damaged chain link fence to be removed and replaced with a 1.8m high timber close board fence

Existing native shrubs to be strengthened with new mixed species native shrub planting

Residents growing area with raised timber planters and shed

Circular walk with central planting, and seating, below timber pergola

**Site Plan**  
1 : 200



|     |   |     |          |
|-----|---|-----|----------|
| P04 | Car parking space dimensions increased    | AMS | 31.10.22 |
| P03 | Updates to meet Highway Officer comments. | AMS | 21.10.22 |
| P02 | Landscape Plan Update                     | TT  | 25.07.22 |
| P01 | Planning First Issue                      | TT  | 22.07.22 |
| Rev | Description                               | By  | Date     |

Client: Aedifica UK

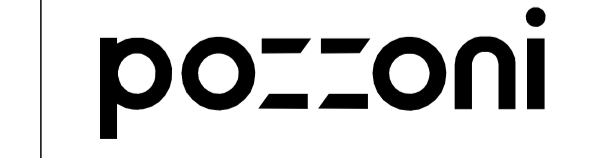
Job: The Mount, Wargrave

Drawing: Site Plan

Factor: P04 Ref: P04

Date: 22.07.22 Scale: 1 : 200 @ A1

|          |          |              |
|----------|----------|--------------|
| JG       | TT       | ET           |
| Planning | Tender   | Construction |
| Design   | Contract | As Built     |



10-12 Emerald Street London WC1N 3QA  
Woodville House 2 Woodville Road Altrincham WA14 2FH

+44 20 7078 0079 architects@pozzoni.co.uk  
+44 161 928 7848 www.pozzoni.co.uk

| Ground Floor Room Schedule |                   |       |          |
|----------------------------|-------------------|-------|----------|
| Level                      | Name              | Area  | Area ft² |
| 00 - Ground Floor          | Cafe              | 53 m² | 567 ft²  |
| 00 - Ground Floor          | Reception Desk    | 6 m²  | 65 ft²   |
| 00 - Ground Floor          | Lobby             | 8 m²  | 89 ft²   |
| 00 - Ground Floor          | Admin Office      | 17 m² | 180 ft²  |
| 00 - Ground Floor          | Comms             | 5 m²  | 51 ft²   |
| 00 - Ground Floor          | Electrical Intake | 4 m²  | 44 ft²   |
| 00 - Ground Floor          | Office            | 8 m²  | 91 ft²   |
| 00 - Ground Floor          | Main Stair        | 26 m² | 284 ft²  |
| 00 - Ground Floor          | Cinema Room       | 34 m² | 366 ft²  |
| 00 - Ground Floor          | Private Dining    | 19 m² | 206 ft²  |
| 00 - Ground Floor          | GF Quiet Lounge   | 21 m² | 226 ft²  |
| 00 - Ground Floor          | Managers Office   | 19 m² | 202 ft²  |
| 00 - Ground Floor          | Bar / Activity    | 50 m² | 534 ft²  |
| 00 - Ground Floor          | St.               | 2 m²  | 22 ft²   |
| 00 - Ground Floor          | Visitors WC       | 3 m²  | 37 ft²   |
| 00 - Ground Floor          | Hair Salon        | 27 m² | 286 ft²  |
| 00 - Ground Floor          | Sluice            | 6 m²  | 60 ft²   |
| 00 - Ground Floor          | Nurse Office      | 5 m²  | 51 ft²   |
| 00 - Ground Floor          | Medication Store  | 12 m² | 130 ft²  |

| Ground Floor Room Schedule |                |       |          |
|----------------------------|----------------|-------|----------|
| Level                      | Name           | Area  | Area ft² |
| 00 - Ground Floor          | Waiting area   | 8 m²  | 91 ft²   |
| 00 - Ground Floor          | CI St.         | 3 m²  | 30 ft²   |
| 00 - Ground Floor          | Bedroom 01.    | 20 m² | 214 ft²  |
| 00 - Ground Floor          | Bedroom 02     | 28 m² | 305 ft²  |
| 00 - Ground Floor          | Assisted WC    | 17 m² | 180 ft²  |
| 00 - Ground Floor          | PPE Store.     | 7 m²  | 76 ft²   |
| 00 - Ground Floor          | St.            | 1 m²  | 15 ft²   |
| 00 - Ground Floor          | Store.         | 8 m²  | 90 ft²   |
| 00 - Ground Floor          | Wheelchair St. | 11 m² | 119 ft²  |
| 00 - Ground Floor          | Stair 02.      | 18 m² | 198 ft²  |
| 00 - Ground Floor          | St.            | 2 m²  | 21 ft²   |
| 00 - Ground Floor          | GF Lounge      | 70 m² | 755 ft²  |
| 00 - Ground Floor          | WC             | 5 m²  | 52 ft²   |
| 00 - Ground Floor          | Dining Room    | 54 m² | 584 ft²  |
| 00 - Ground Floor          | WC             | 4 m²  | 48 ft²   |
| 00 - Ground Floor          | Lift 03.       | 3 m²  | 36 ft²   |
| 00 - Ground Floor          | Lift Lobby     | 5 m²  | 53 ft²   |
| 00 - Ground Floor          | CI St.         | 4 m²  | 47 ft²   |
| 00 - Ground Floor          | Sluice         | 6 m²  | 63 ft²   |

| Ground Floor Room Schedule |                    |       |          |
|----------------------------|--------------------|-------|----------|
| Level                      | Name               | Area  | Area ft² |
| 00 - Ground Floor          | Stair 03.          | 17 m² | 187 ft²  |
| 00 - Ground Floor          | Store.             | 4 m²  | 43 ft²   |
| 00 - Ground Floor          | GF Circulation 04. | 61 m² | 653 ft²  |
| 00 - Ground Floor          | GF Circulation 03. | 48 m² | 520 ft²  |
| 00 - Ground Floor          | GF Circulation 05. | 22 m² | 232 ft²  |
| 00 - Ground Floor          | Reception          | 19 m² | 200 ft²  |
| 00 - Ground Floor          | GF Circulation 02. | 31 m² | 337 ft²  |
| 00 - Ground Floor          | GF Circulation 01. | 53 m² | 570 ft²  |
| 00 - Ground Floor          | Concourse          | 37 m² | 397 ft²  |
| 00 - Ground Floor          | Bedroom 03.        | 16 m² | 169 ft²  |
| 00 - Ground Floor          | Bedroom 04.        | 16 m² | 169 ft²  |
| 00 - Ground Floor          | Bedroom 05         | 16 m² | 169 ft²  |
| 00 - Ground Floor          | Bedroom 06.        | 17 m² | 186 ft²  |
| 00 - Ground Floor          | Bedroom 07.        | 17 m² | 186 ft²  |
| 00 - Ground Floor          | Bedroom 08.        | 17 m² | 186 ft²  |
| 00 - Ground Floor          | Bedroom 10.        | 20 m² | 215 ft²  |
| 00 - Ground Floor          | Bedroom 09.        | 20 m² | 218 ft²  |
| 00 - Ground Floor          | Bedroom 11.        | 19 m² | 205 ft²  |
| 00 - Ground Floor          | Bedroom 12.        | 20 m² | 218 ft²  |

| Ground Floor Room Schedule |             |       |          |
|----------------------------|-------------|-------|----------|
| Level                      | Name        | Area  | Area ft² |
| 00 - Ground Floor          | Bedroom 14. | 19 m² | 205 ft²  |
| 00 - Ground Floor          | Bedroom 13. | 17 m² | 179 ft²  |
| 00 - Ground Floor          | Bedroom 15. | 21 m² | 221 ft²  |
| 00 - Ground Floor          | Bedroom 16. | 21 m² | 221 ft²  |
| 00 - Ground Floor          | Bedroom 17. | 19 m² | 206 ft²  |
| 00 - Ground Floor          | Bedroom 18. | 16 m² | 171 ft²  |
| 00 - Ground Floor          | Bedroom 19. | 19 m² | 205 ft²  |
| 00 - Ground Floor          | Bedroom 20. | 19 m² | 205 ft²  |
| 00 - Ground Floor          | Bedroom 21. | 19 m² | 205 ft²  |
| 00 - Ground Floor          | Bedroom 22. | 20 m² | 216 ft²  |
| 00 - Ground Floor          | Bedroom 23. | 17 m² | 186 ft²  |
| 00 - Ground Floor          | Bedroom 24. | 21 m² | 228 ft²  |
| 00 - Ground Floor          | Bedroom 25. | 21 m² | 228 ft²  |
| 00 - Ground Floor          | Bedroom 26. | 17 m² | 186 ft²  |
| 00 - Ground Floor          | Bedroom 27. | 19 m² | 209 ft²  |
| 00 - Ground Floor          | Bedroom 28. | 17 m² | 188 ft²  |
| 00 - Ground Floor          | Bedroom 29. | 17 m² | 188 ft²  |
| 00 - Ground Floor          | Lift 01.    | 4 m²  | 48 ft²   |
| 00 - Ground Floor          | Lift 02.    | 4 m²  | 48 ft²   |

- Activity Space
- Bedrooms
- Circulation
- Communal Bathrooms
- Day Space
- Private Bathroom
- Services
- Staff Area
- Storage

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars: TO BE USED ONLY AS GUIDANCE

|        |    |   |      |      |      |      |
|--------|----|---|------|------|------|------|
| 1:100  | mm | 0 | 1000 | 2000 | 3000 | 4000 |
| 1:200  | mm | 0 | 1000 | 2000 | 3000 | 4000 |
| 1:500  | m  | 0 | 10   | 20   | 30   | 40   |
| 1:1250 | m  | 0 | 10   | 20   | 30   | 40   |

KEYPLAN



**Ground Floor Plan**  
1 : 200

1:200 mm 0 1000 2000

|          |                                   |              |              |
|----------|-----------------------------------|--------------|--------------|
| P01      | Planning First Issue              | TT           | 22.07.22     |
| Rev      | Description                       | By           | Date         |
| Client   | Aedifica UK Ltd.                  |              |              |
| Job      | The Mount, School Hill, Wargrave. |              |              |
| Drawing  | Proposed Ground Floor             |              |              |
| Factor   | 5813_1201                         | Ref          | P01          |
| Date     | 5813-PAL-XX-00-DR-A-1201          | Scale        | 1 : 200 @ A1 |
| Author   | JC                                | Tender       | TT           |
| Checker  | ET                                | Construction | ET           |
| Approver | Design                            | Contract     | As Built     |

**pozzoni**

10-12 Emerald Street  
London  
WC1N 3QA

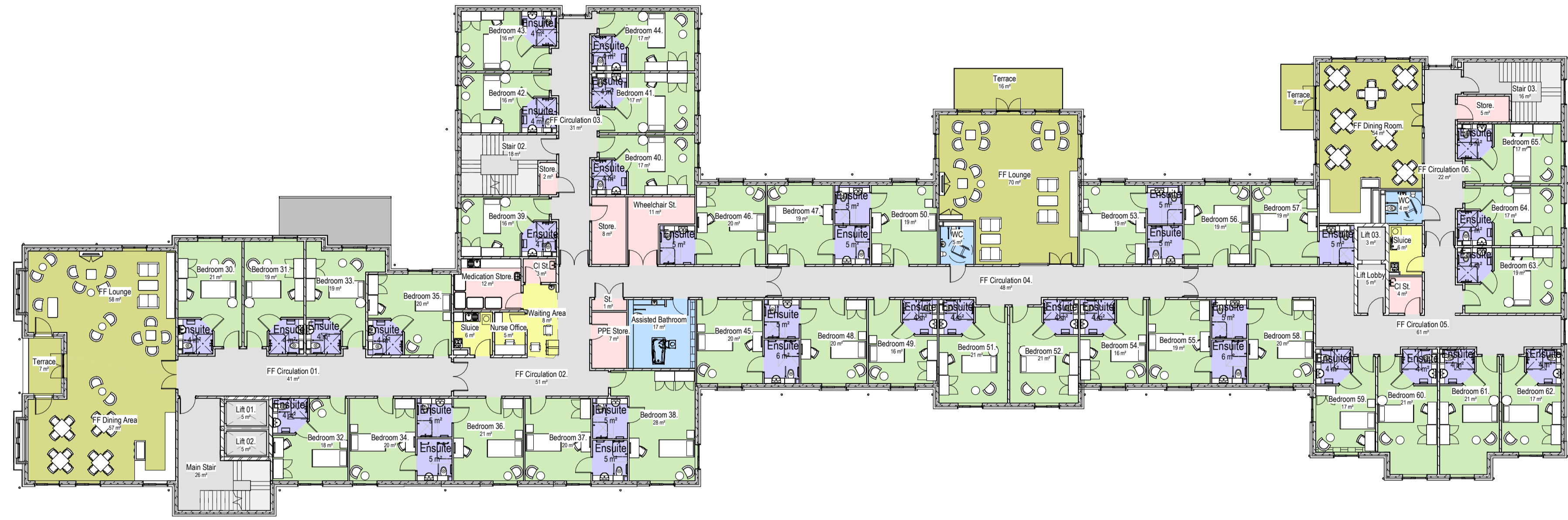
Woodville House  
2 Woodville Road  
Atrincham  
WA14 2FH

+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk

| First Floor Room Schedule |                    |       |          |
|---------------------------|--------------------|-------|----------|
| Level                     | Name               | Area  | Area ft² |
| 01 - First Floor          | FF Lounge          | 58 m² | 622 ft²  |
| 01 - First Floor          | FF Dining Area     | 57 m² | 614 ft²  |
| 01 - First Floor          | Main Stair         | 26 m² | 284 ft²  |
| 01 - First Floor          | FF Circulation 01. | 41 m² | 443 ft²  |
| 01 - First Floor          | Bedroom 30.        | 21 m² | 227 ft²  |
| 01 - First Floor          | Bedroom 31.        | 19 m² | 209 ft²  |
| 01 - First Floor          | Lift 01.           | 5 m²  | 50 ft²   |
| 01 - First Floor          | Bedroom 32.        | 18 m² | 195 ft²  |
| 01 - First Floor          | Bedroom 33.        | 19 m² | 208 ft²  |
| 01 - First Floor          | Bedroom 35.        | 20 m² | 216 ft²  |
| 01 - First Floor          | Bedroom 34.        | 20 m² | 214 ft²  |
| 01 - First Floor          | Bedroom 36.        | 21 m² | 226 ft²  |
| 01 - First Floor          | Bedroom 37.        | 20 m² | 214 ft²  |
| 01 - First Floor          | Bedroom 38.        | 28 m² | 304 ft²  |
| 01 - First Floor          | Assisted Bathroom  | 17 m² | 180 ft²  |
| 01 - First Floor          | Wheelchair St.     | 11 m² | 119 ft²  |
| 01 - First Floor          | Store.             | 8 m²  | 90 ft²   |
| 01 - First Floor          | Medication Store.  | 12 m² | 130 ft²  |
| 01 - First Floor          | Sluice             | 6 m²  | 60 ft²   |
| 01 - First Floor          | Nurse Office       | 5 m²  | 51 ft²   |
| 01 - First Floor          | Bedroom 39.        | 16 m² | 169 ft²  |
| 01 - First Floor          | Stair 02.          | 18 m² | 198 ft²  |
| 01 - First Floor          | Bedroom 42.        | 16 m² | 169 ft²  |
| 01 - First Floor          | Bedroom 43.        | 16 m² | 169 ft²  |
| 01 - First Floor          | Bedroom 44.        | 17 m² | 186 ft²  |
| 01 - First Floor          | Bedroom 41.        | 17 m² | 186 ft²  |
| 01 - First Floor          | Bedroom 40.        | 17 m² | 186 ft²  |
| 01 - First Floor          | PPE Store.         | 7 m²  | 76 ft²   |
| 01 - First Floor          | FF Circulation 02. | 51 m² | 550 ft²  |
| 01 - First Floor          | St.                | 1 m²  | 15 ft²   |
| 01 - First Floor          | Bedroom 45.        | 20 m² | 218 ft²  |
| 01 - First Floor          | Bedroom 46.        | 20 m² | 215 ft²  |
| 01 - First Floor          | Bedroom 47.        | 19 m² | 205 ft²  |
| 01 - First Floor          | Bedroom 48.        | 20 m² | 218 ft²  |
| 01 - First Floor          | Bedroom 50.        | 19 m² | 201 ft²  |
| 01 - First Floor          | FF Lounge          | 70 m² | 755 ft²  |

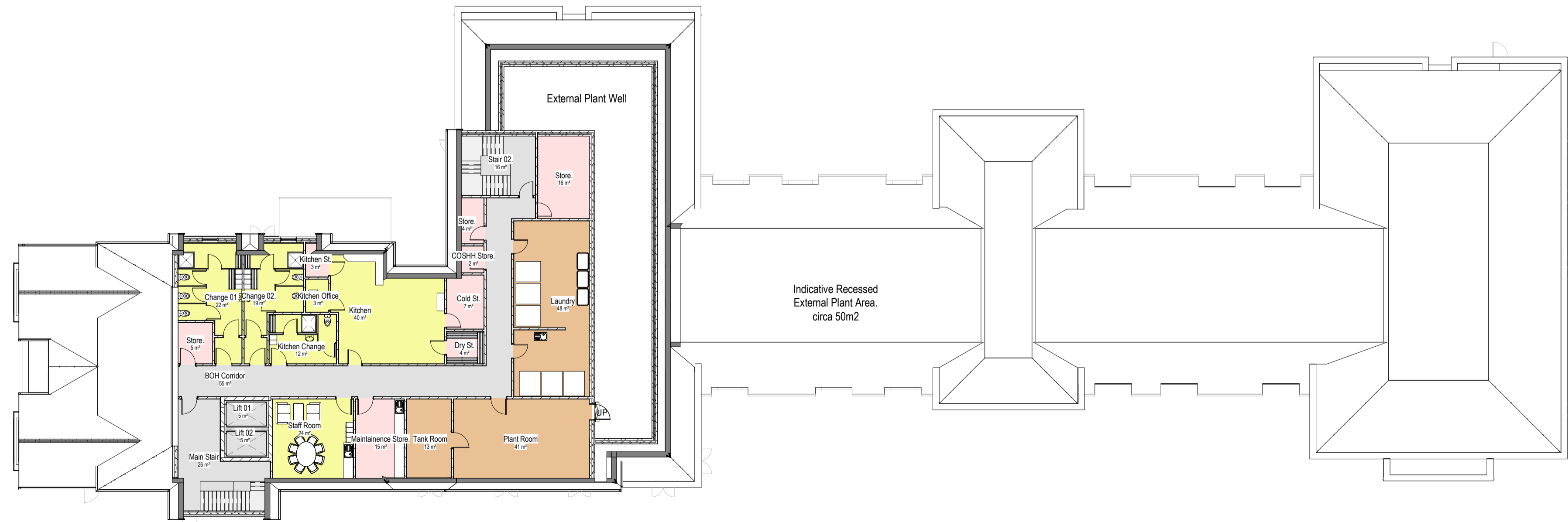
| First Floor Room Schedule |                    |       |          |
|---------------------------|--------------------|-------|----------|
| Level                     | Name               | Area  | Area ft² |
| 01 - First Floor          | WC                 | 5 m²  | 52 ft²   |
| 01 - First Floor          | Bedroom 49.        | 16 m² | 176 ft²  |
| 01 - First Floor          | Bedroom 51.        | 21 m² | 221 ft²  |
| 01 - First Floor          | Bedroom 52.        | 21 m² | 221 ft²  |
| 01 - First Floor          | Bedroom 53.        | 19 m² | 202 ft²  |
| 01 - First Floor          | Bedroom 54.        | 16 m² | 169 ft²  |
| 01 - First Floor          | Bedroom 55.        | 19 m² | 205 ft²  |
| 01 - First Floor          | Bedroom 56.        | 19 m² | 205 ft²  |
| 01 - First Floor          | Bedroom 58.        | 20 m² | 215 ft²  |
| 01 - First Floor          | Bedroom 57.        | 19 m² | 202 ft²  |
| 01 - First Floor          | Lift 03.           | 3 m²  | 36 ft²   |
| 01 - First Floor          | Lift Lobby         | 5 m²  | 53 ft²   |
| 01 - First Floor          | Bedroom 59.        | 17 m² | 186 ft²  |
| 01 - First Floor          | FF Dining Room.    | 54 m² | 584 ft²  |
| 01 - First Floor          | Stair 03.          | 16 m² | 176 ft²  |
| 01 - First Floor          | Store.             | 5 m²  | 51 ft²   |
| 01 - First Floor          | Bedroom 65.        | 17 m² | 188 ft²  |
| 01 - First Floor          | Bedroom 64.        | 17 m² | 188 ft²  |
| 01 - First Floor          | Bedroom 63.        | 19 m² | 209 ft²  |
| 01 - First Floor          | FF Circulation 05. | 61 m² | 653 ft²  |
| 01 - First Floor          | FF Circulation 06. | 22 m² | 232 ft²  |
| 01 - First Floor          | WC                 | 4 m²  | 48 ft²   |
| 01 - First Floor          | Sluice             | 6 m²  | 63 ft²   |
| 01 - First Floor          | Cl St.             | 4 m²  | 47 ft²   |
| 01 - First Floor          | Bedroom 60.        | 21 m² | 227 ft²  |
| 01 - First Floor          | Bedroom 61.        | 21 m² | 228 ft²  |
| 01 - First Floor          | Bedroom 62.        | 17 m² | 186 ft²  |
| 01 - First Floor          | Store.             | 2 m²  | 21 ft²   |
| 01 - First Floor          | Cl St.             | 3 m²  | 30 ft²   |
| 01 - First Floor          | FF Circulation 03. | 31 m² | 336 ft²  |
| 01 - First Floor          | FF Circulation 04. | 48 m² | 520 ft²  |
| 01 - First Floor          | Lift 02.           | 5 m²  | 50 ft²   |
| 01 - First Floor          | Waiting Area       | 8 m²  | 91 ft²   |
| 01 - First Floor          | Terrace            | 7 m²  | 72 ft²   |
| 01 - First Floor          | Terrace            | 16 m² | 176 ft²  |
| 01 - First Floor          | Terrace            | 8 m²  | 86 ft²   |



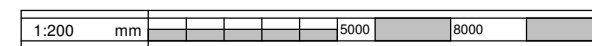
**First Floor Plan**  
1 : 200



| Second Floor Room Schedule |                    |                |          |
|----------------------------|--------------------|----------------|----------|
| Level                      | Name               | Area           | Area ft² |
| 02 - Second Floor          | COSHH Store.       | 2 m²           | 24 ft²   |
| 02 - Second Floor          | Stair 02.          | 16 m²          | 174 ft²  |
| 02 - Second Floor          | Lift 01.           | 5 m²           | 50 ft²   |
| 02 - Second Floor          | Staff Room         | 24 m²          | 262 ft²  |
| 02 - Second Floor          | Laundry            | 48 m²          | 520 ft²  |
| 02 - Second Floor          | Kitchen Change     | 12 m²          | 130 ft²  |
| 02 - Second Floor          | Maintenance Store. | 15 m²          | 158 ft²  |
| 02 - Second Floor          | Plant Room         | 41 m²          | 442 ft²  |
| 02 - Second Floor          | Tank Room          | 13 m²          | 145 ft²  |
| 02 - Second Floor          | Store.             | 5 m²           | 56 ft²   |
| 02 - Second Floor          | Change 01.         | 22 m²          | 242 ft²  |
| 02 - Second Floor          | Change 02.         | 19 m²          | 209 ft²  |
| 02 - Second Floor          | Kitchen Office     | 3 m²           | 29 ft²   |
| 02 - Second Floor          | Kitchen St.        | 3 m²           | 28 ft²   |
| 02 - Second Floor          | Dry St.            | 4 m²           | 47 ft²   |
| 02 - Second Floor          | BOH Corridor       | 55 m²          | 589 ft²  |
| 02 - Second Floor          | Kitchen            | 40 m²          | 432 ft²  |
| 02 - Second Floor          | Cold St.           | 7 m²           | 79 ft²   |
| 02 - Second Floor          | Store.             | 4 m²           | 41 ft²   |
| 02 - Second Floor          | Store.             | 16 m²          | 168 ft²  |
| 02 - Second Floor          | Stair 02.          | Redundant Room |          |
| 02 - Second Floor          | Lift 02.           | 5 m²           | 50 ft²   |
| 02 - Second Floor          | Main Stair         | 26 m²          | 284 ft²  |

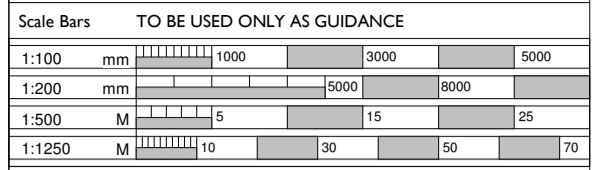


**Second Floor Plan**  
1 : 200



- Activity Space
- Bedrooms
- Circulation
- Communal Bathrooms
- Day Space
- Private Bathroom
- Services
- Staff Area
- Storage

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.



KEYPLAN

|          |                                   |          |              |
|----------|-----------------------------------|----------|--------------|
| P01      | Planning First Issue              | TT       | 22.07.22     |
| Rev      | Description                       | By       | Date         |
| Client   | Aedifica UK Ltd.                  |          |              |
| Job      | The Mount, School Hill, Wargrave. |          |              |
| Drawing  | Proposed First and Second Floor   |          |              |
| Ref      | 5813 1202                         | Rev      | P01          |
| Ref      | 5813-PAL-XX-ZZ-DR-A-1202          | Scale    | @ A1         |
| Date     | 22.07.22                          | Scale    | 1 : 200      |
| Author   | JC                                | Checker  | TT           |
| Approver | ET                                | Approver | ET           |
| Phase    | Planning                          | Tender   | Construction |
| Phase    | Design                            | Contract | As Built     |

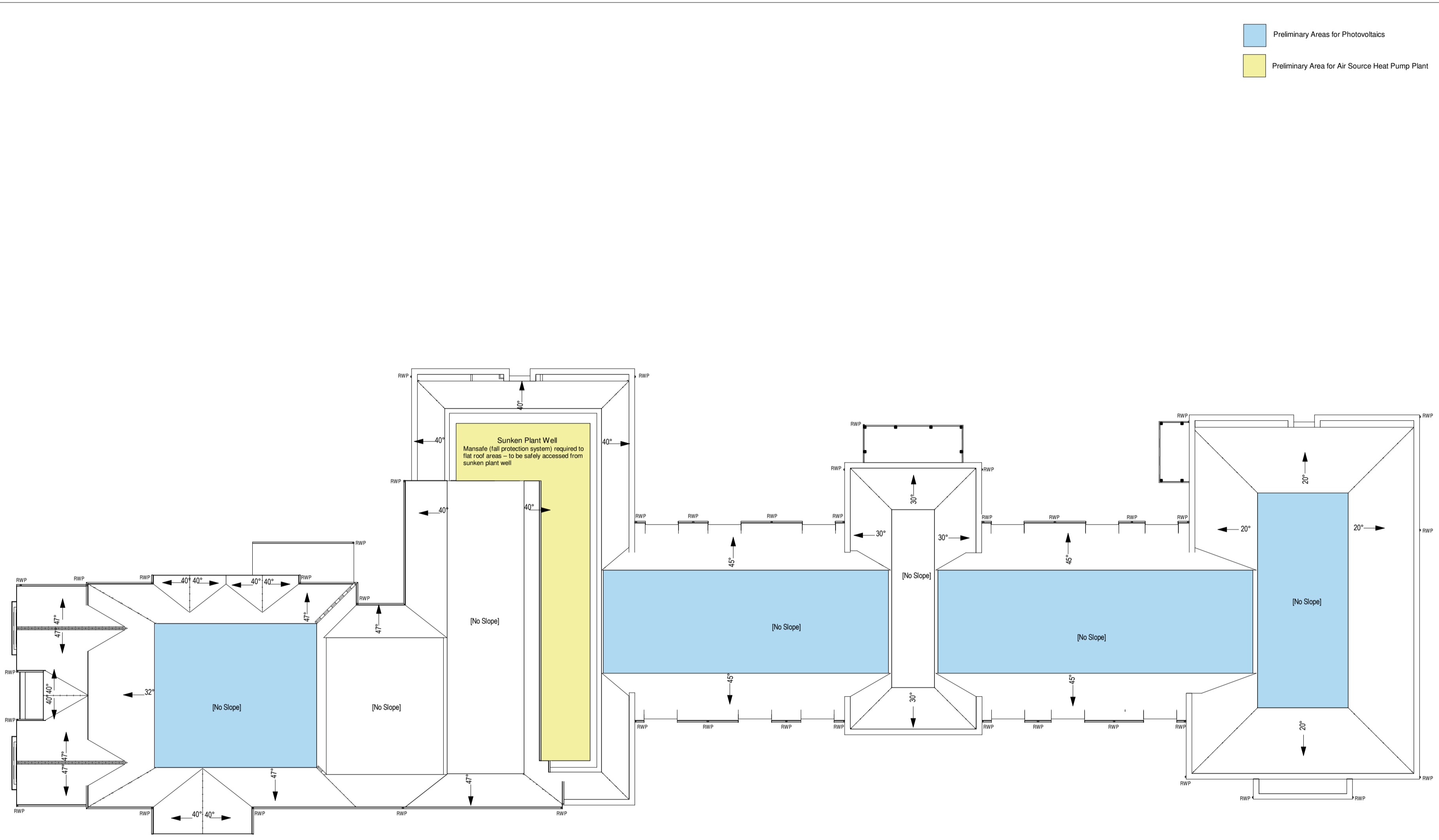


10-12 Emerald Street  
London WC1N 3QA

Woodville House  
2 Woodville Road  
Aldershot  
W14 2FH

+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk



**Proposed Roof Plan**  
1 : 200



- Preliminary Areas for Photovoltaics
- Preliminary Area for Air Source Heat Pump Plant

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing. This drawing remains the copyright of POZZONI Architecture Ltd.

| Scale Bars |    | TO BE USED ONLY AS GUIDANCE |      |      |    |
|------------|----|-----------------------------|------|------|----|
| 1:100      | mm | 1000                        | 3000 | 5000 |    |
| 1:200      | mm | 5000                        | 8000 |      |    |
| 1:500      | M  | 5                           | 15   | 25   |    |
| 1:1250     | M  | 10                          | 30   | 50   | 70 |

KEYPLAN

|     |                      |    |          |
|-----|----------------------|----|----------|
| P01 | Planning First Issue | TT | 22.07.22 |
| Rev | Description          | By | Date     |

Client: Aedifica UK Ltd.

Job: The Mount, School Hill, Wargrave.

Drawing: Proposed Roof Plan

5813\_1203 Rev: P01

5813-PAL-XX-RF-DR-A-1203

Date: 22.07.22 Scale: 1 : 200 @ A2

|          |         |          |
|----------|---------|----------|
| JC       | TT      | ET       |
| Prepared | Checked | Approved |

|          |          |              |
|----------|----------|--------------|
| Planning | Tender   | Construction |
| Design   | Contract | As Built     |



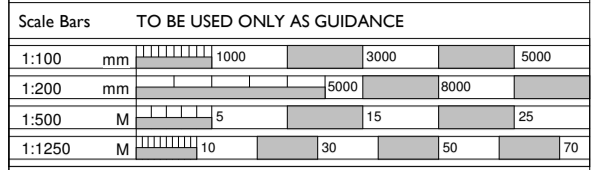
10-12 Emerald Street London WC1N 3QA  
Woodville House 2 Woodville Road Altrincham WA14 2FH

+44 20 7078 0079 architects@pozzoni.co.uk  
+44 161 928 7848 www.pozzoni.co.uk

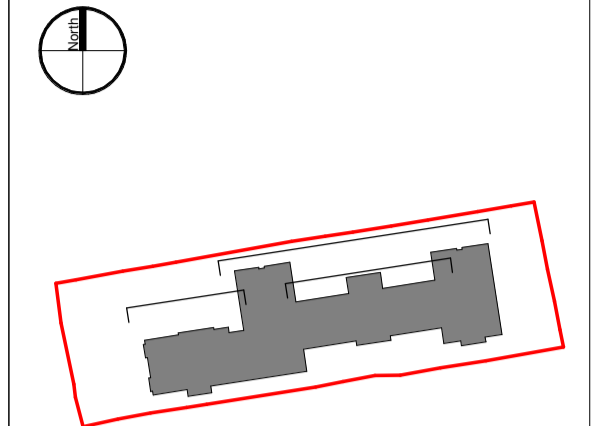
| Material Keynote |  |
|------------------|--|
| Key Value        | Keynote Text   |
| 01               | Facing Brickwork - Colour Light Red Multi Brick.   |
| 02               | Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course                                     |
| 03               | Facing Brickwork - Colour Dark Red Smooth Faced.   |
| 04               | Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course                                     |
| 05               | Feature Brickwork - Colour Light Red Smooth Faced.   |
| 06               | Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course                                   |
| 07               | Pattern Brickwork - Colour Light Red Decorative Pattern Brick.                                       |
| 08               | Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.                             |
| 09               | Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick- 15mm minimum Recess.           |
| 10               | Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess. |
| 11               | Flint Panel - Colour Grey.   |

| Material Keynote |   |
|------------------|---|
| Key Value        | Keynote Text  |
| 12               | Roof Tile - Colour Dark Grey Slate Effect.  |
| 13               | Fascia and Soffits - Colour Black.  |
| 14               | Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black. |
| 15               | Window Header - Soldier Course Brickwork to match light Red Multi Brick.              |
| 16               | Windows - UPVC Flush Casement Window. Grey.RAL Colour TBC.                            |
| 17               | Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC                              |
| 18               | Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.       |
| 19               | Timber Fence - Close Board Fencing - Colour TBC.                                      |
| 20               | Railing - Colour Black Metal Railing.   |
| 21               | Window Surround - Colour Grey Zinc Effect.  |
| 22               | Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail            |
| 23               | Coping - Colour Dark Grey Capping to Parapett.  |

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.



KEYPLAN



**Proposed North Elevation 01**

1 : 100



335



**Proposed North Strip Elevation 01**

1 : 100



**Proposed North Strip Elevation 02**

1 : 100

|         |                              |          |                   |
|---------|------------------------------|----------|-------------------|
| P01     | Planning First Issue         | TT       | 22.07.22          |
| Rev     | Description                  | By       | Date              |
| Client  | Aedifica UK                  |          |                   |
| Job     | The Mount, Wargrave          |          |                   |
| Drawing | Proposed North GA Elevations |          |                   |
| Ref     | P5813 1351                   | Rev      | P01               |
| Ref     | 5813-PAL-XX-XX-DR-A-1351     |          |                   |
| Date    | 04/08/22                     | Scale    | As indicated @ A1 |
| Author  | JG                           | TT       | ET                |
| Phase   | Planning                     | Tender   | Construction      |
| Phase   | Design                       | Contract | As Built          |



10-12 Emerald Street  
London  
WC1N 3QA

Woodville House  
2 Woodville Road  
Atrincham  
WA14 2FH

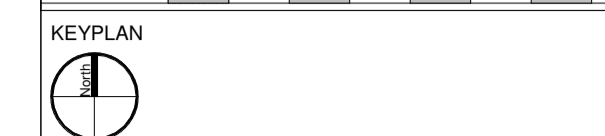
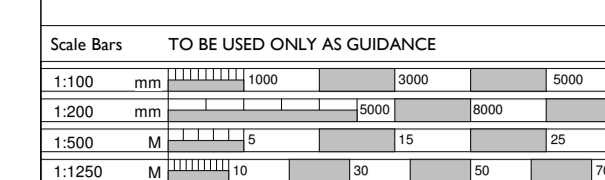
+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk

| Material Keynote |  |
|------------------|--|
| Key Value        | Keynote Text   |
| 01               | Facing Brickwork - Colour Light Red Multi Brick.   |
| 02               | Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course                                     |
| 03               | Facing Brickwork - Colour Dark Red Smooth Faced.   |
| 04               | Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course                                     |
| 05               | Feature Brickwork - Colour Light Red Smooth Faced.   |
| 06               | Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course                                   |
| 07               | Pattern Brickwork - Colour Light Red Decorative Pattern Brick.                                       |
| 08               | Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.                             |
| 09               | Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick- 15mm minimum Recess.           |
| 10               | Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess. |
| 11               | Flint Panel - Colour Grey.   |

| Material Keynote |   |
|------------------|---|
| Key Value        | Keynote Text  |
| 12               | Roof Tile - Colour Dark Grey Slate Effect.  |
| 13               | Fascia and Soffits - Colour Black.  |
| 14               | Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black. |
| 15               | Window Header - Soldier Course Brickwork to match light Red Multi Brick.              |
| 16               | Windows - UPVC Flush Casement Window. Grey RAL Colour TBC.                            |
| 17               | Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC                              |
| 18               | Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.       |
| 19               | Timber Fence - Close Board Fencing - Colour TBC.                                      |
| 20               | Railing - Colour Black Metal Railing.   |
| 21               | Window Surround - Colour Grey Zinc Effect.  |
| 22               | Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail            |
| 23               | Coping - Colour Dark Grey Capping to Parapett.  |

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.



**Proposed South Elevation 01**  
1 : 100



**Proposed South Elevation 02**  
1 : 100



**Proposed South Elevation 03**  
1 : 100

|         |                              |          |              |
|---------|------------------------------|----------|--------------|
| P01     | Planning First Issue         | TT       | 22.07.22     |
| Rev     | Description                  | By       | Date         |
| Client  | Aedifica UK                  |          |              |
| Job     | The Mount, Wargrave          |          |              |
| Drawing | Proposed South GA Elevations |          |              |
| Ref     | P5813 1352                   | Ref      | P01          |
| Ref     | 5813-PAL-XX-XX-DR-A-1352     |          |              |
| Date    | 07/14/22                     | Scale    | As indicated |
| Author  | JG                           | TT       | ET           |
| Phase   | Planning                     | Tender   | Construction |
| Phase   | Design                       | Contract | As Built     |

**pozzoni**

10-12 Emerald Street  
London  
WC1N 3QA

Woodville House  
2 Woodville Road  
Atrincham  
WA14 2FH

+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk



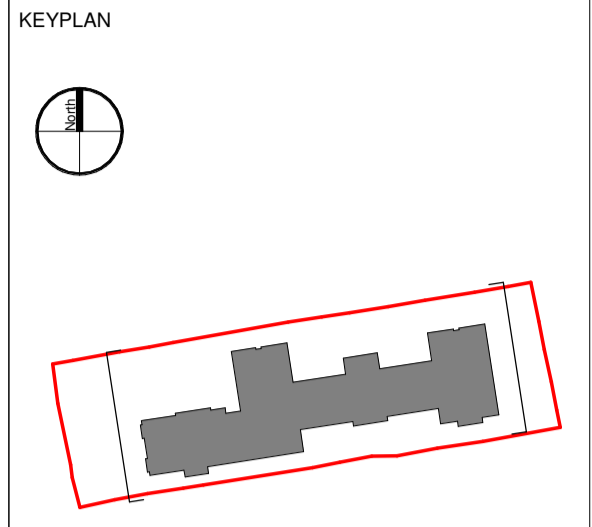
| Material Keynote |  |
|------------------|--|
| Key Value        | Keynote Text   |
| 01               | Facing Brickwork - Colour Light Red Multi Brick.   |
| 02               | Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course                                     |
| 03               | Facing Brickwork - Colour Dark Red Smooth Faced.   |
| 04               | Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course                                     |
| 05               | Feature Brickwork - Colour Light Red Smooth Faced.   |
| 06               | Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course                                   |
| 07               | Pattern Brickwork - Colour Light Red Decorative Pattern Brick.                                       |
| 08               | Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.                             |
| 09               | Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick - 15mm minimum Recess.          |
| 10               | Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess. |
| 11               | Flint Panel - Colour Grey.   |

| Material Keynote |   |
|------------------|---|
| Key Value        | Keynote Text  |
| 12               | Roof Tile - Colour Dark Grey Slate Effect.  |
| 13               | Fascia and Soffits - Colour Black.  |
| 14               | Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black. |
| 15               | Window Header - Soldier Course Brickwork to match light Red Multi Brick.              |
| 16               | Windows - UPVC Flush Casement Window. Grey. RAL Colour TBC.                           |
| 17               | Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC.                             |
| 18               | Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.       |
| 19               | Timber Fence - Close Board Fencing - Colour TBC.                                      |
| 20               | Railing - Colour Black Metal Railing.   |
| 21               | Window Surround - Colour Grey Zinc Effect.  |
| 22               | Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail            |
| 23               | Coping - Colour Dark Grey Capping to Parapett.  |

**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.

Scale Bars: TO BE USED ONLY AS GUIDANCE

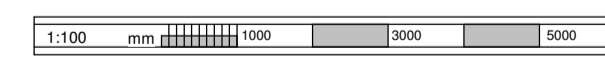
|        |    |   |      |      |      |      |      |
|--------|----|---|------|------|------|------|------|
| 1:100  | mm | 0 | 1000 | 2000 | 3000 | 4000 | 5000 |
| 1:200  | mm | 0 | 1000 | 2000 | 3000 | 4000 | 5000 |
| 1:500  | m  | 0 | 10   | 20   | 30   | 40   | 50   |
| 1:1250 | m  | 0 | 10   | 20   | 30   | 40   | 50   |



**Proposed East GA Elevation**  
1 : 100



**Proposed West GA Elevation**  
1 : 100



|   |                      |          |              |
|---|----------------------|----------|--------------|
| Rev   | Description          | By       | Date         |
| P01   | Planning First Issue | TT       | 22.07.22     |
| Client: Aedifica UK                         |                      |          |              |
| Job: The Mount, Wargrave                    |                      |          |              |
| Drawing: Proposed East & West GA Elevations |                      |          |              |
| Factor                                      | POZ Ref              | Rev      | P01          |
| 5813-PAL-XX-XX-DR-A-1353                    |                      |          |              |
| Date  | Scale                | @ A1     |              |
| 22.07.22                                    | As indicated         |          |              |
| Drawn                                       | TT                   | Approved | ET           |
| JG  | TT                   | Approved | ET           |
| Phase                                       | Planning             | Tender   | Construction |
| Phase                                       | Design               | Contract | As Built     |



10-12 Emerald Street  
London  
WC1N 3QA

Woodville House  
2 Woodville Road  
Atrincham  
WA14 2FH

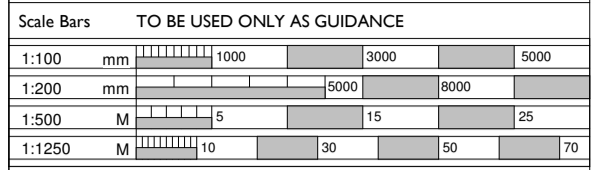
+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk

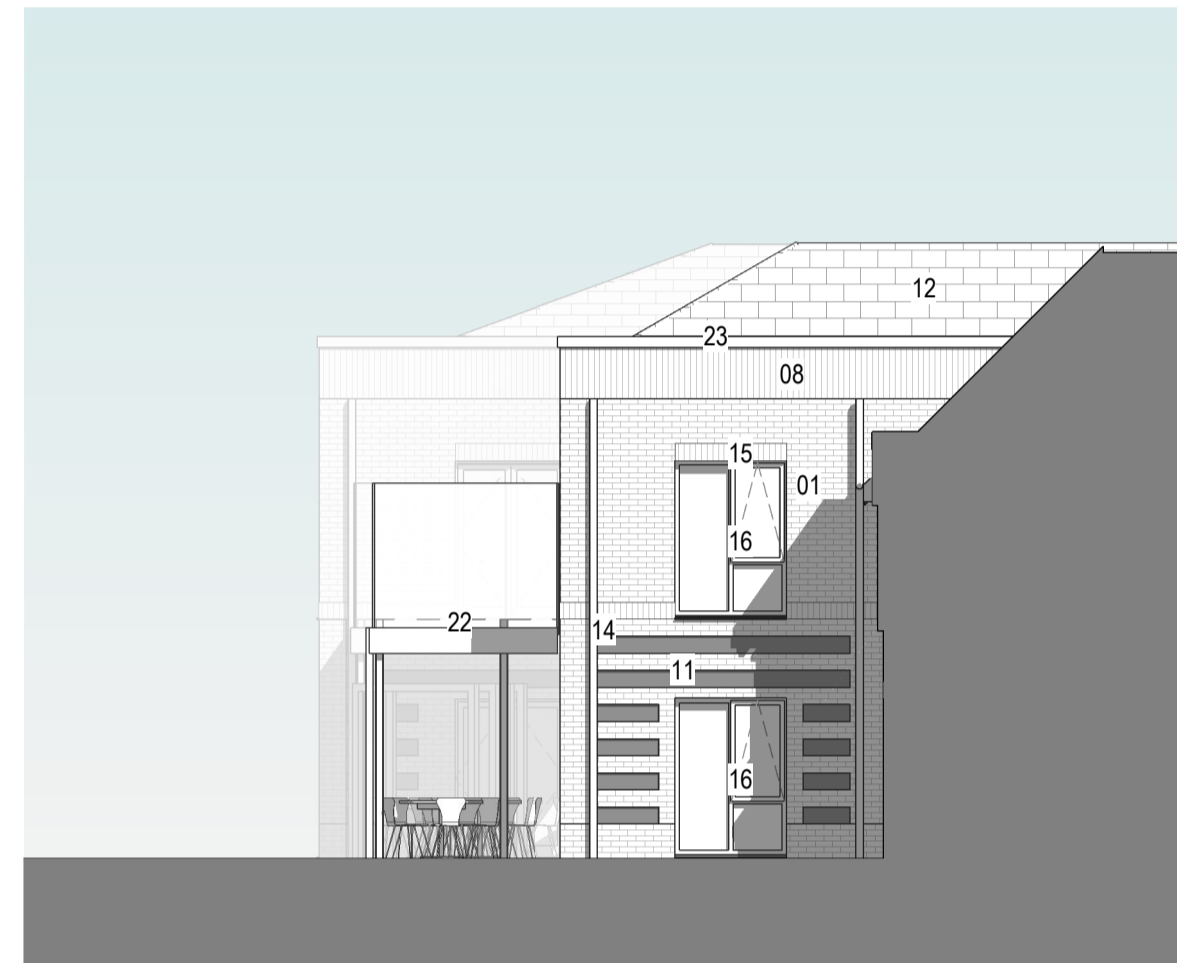
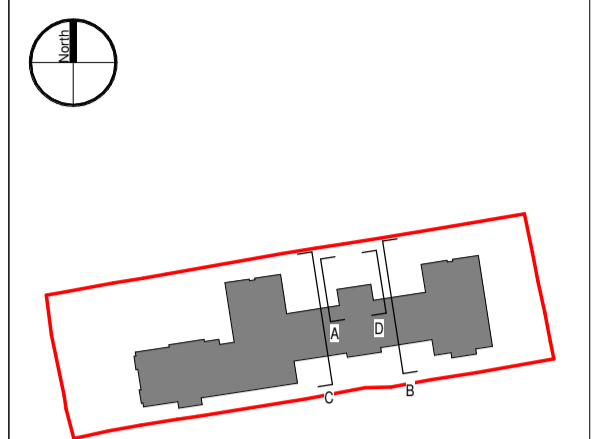
| Material Keynote |  |
|------------------|--|
| Key Value        | Keynote Text   |
| 01               | Facing Brickwork - Colour Light Red Multi Brick.   |
| 02               | Facing Brickwork Soldier - Colour Light Red Multi Brick 1 Course                                     |
| 03               | Facing Brickwork - Colour Dark Red Smooth Faced.   |
| 04               | Facing Brickwork Soldier - Colour Dark Red Smooth Faced 1 Course                                     |
| 05               | Feature Brickwork - Colour Light Red Smooth Faced.   |
| 06               | Feature Brickwork Soldier - Colour Light Red Smooth Faced 1 Course                                   |
| 07               | Pattern Brickwork - Colour Light Red Decorative Pattern Brick.                                       |
| 08               | Soldier Course - 3 Course Soldier Course to match Light Red Multi Brick.                             |
| 09               | Recessed Brick - Recessed Brick Panel to match Light Red Multi Brick - 15mm minimum Recess.          |
| 10               | Recessed Brick - Recessed Brick Panel to match Dark Red Smooth Faced Brick - 102.5mm minimum Recess. |
| 11               | Flint Panel - Colour Grey.   |

| Material Keynote |   |
|------------------|---|
| Key Value        | Keynote Text  |
| 12               | Roof Tile - Colour Dark Grey Slate Effect.  |
| 13               | Fascia and Soffits - Colour Black.  |
| 14               | Rainwater Goods - Half Round Gutters and Round Downpipes. Material TBC. Colour Black. |
| 15               | Window Header - Soldier Course Brickwork to match light Red Multi Brick.              |
| 16               | Windows - UPVC Flush Casement Window. Grey. RAL Colour TBC.                           |
| 17               | Doors - UPVC Flush Casement Window. Grey. RAL Colour TBC.                             |
| 18               | Windows - UPVC Flush Casement Window with Opaque Glazing. Grey. RAL Colour TBC.       |
| 19               | Timber Fence - Close Board Fencing - Colour TBC.                                      |
| 20               | Railing - Colour Black Metal Railing.   |
| 21               | Window Surround - Colour Grey Zinc Effect.  |
| 22               | Glazing - Frameless Glazed Balcony with Dark Grey Stainless steel Top Rail            |
| 23               | Coping - Colour Dark Grey Capping to Parapett.  |

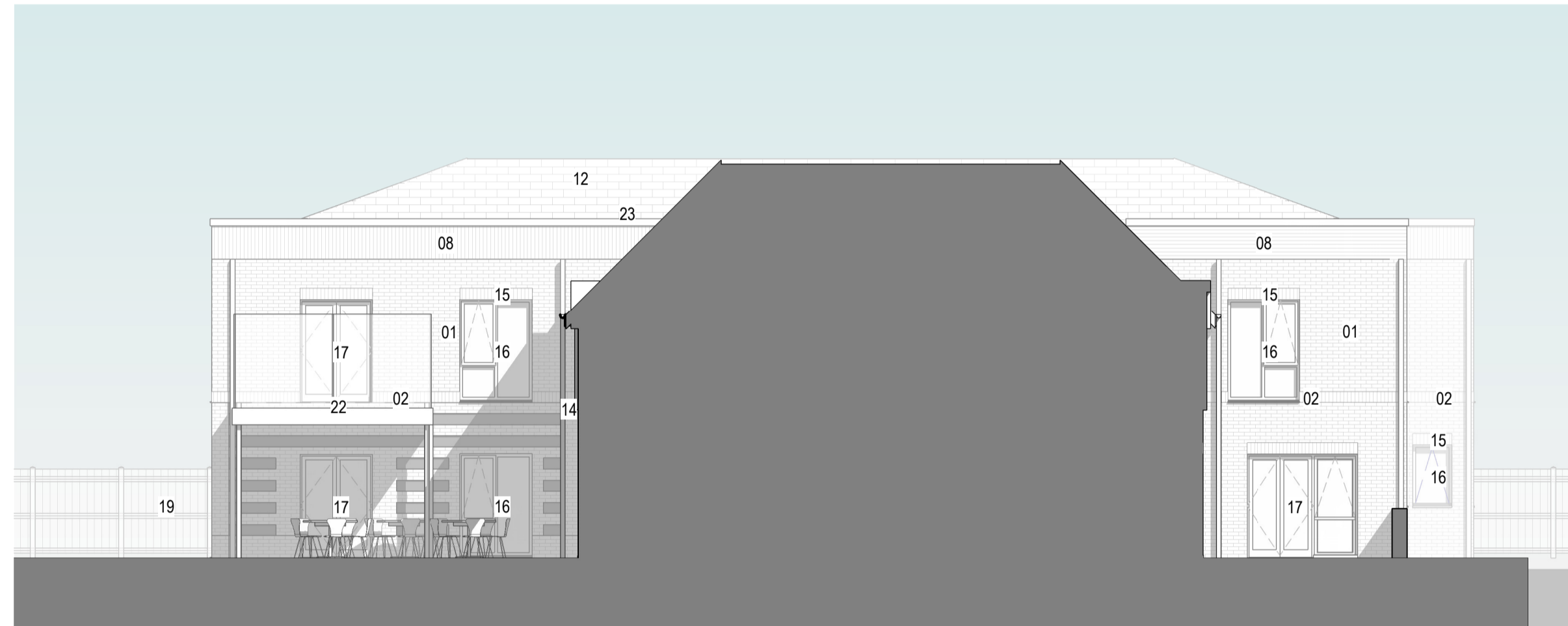
**Notes**  
The Contractor is to check all dimensions and conditions on site before commencing. Do not scale from this drawing.  
This drawing remains the copyright of POZZONI Architecture Ltd.



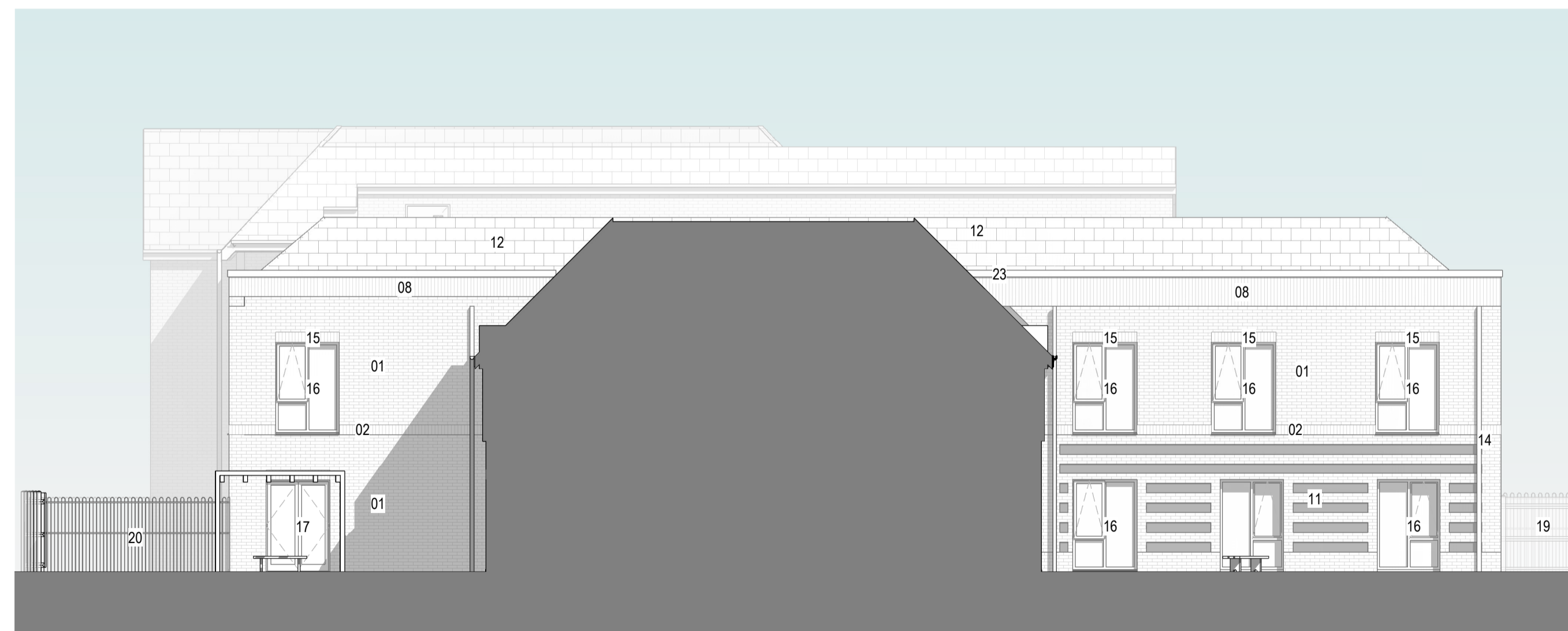
KEYPLAN



**Courtyard Elevation A**  
1 : 100



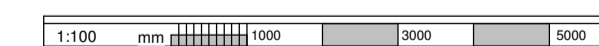
**Courtyard Elevation B**  
1 : 100



**Courtyard Elevation C**  
1 : 100



**Courtyard Elevation D**  
1 : 100



|     |                      |    |          |
|-----|----------------------|----|----------|
| P01 | Planning First Issue | TT | 22.07.22 |
| Rev | Description          | By | Date     |

Client: **Aedifica UK**

Job: **The Mount, Wargrave**

Drawing: **Proposed GA Courtyard Elevations**

Factor: **P5813 1354** Ref: **P01**

5813-PAL-XX-XX-DR-A-1354

Date: **22.07.22** Scale: **As indicated** @ **A1**

|          |          |              |
|----------|----------|--------------|
| JG       | TT       | ET           |
| Planning | Tender   | Construction |
| Design   | Contract | As Built     |

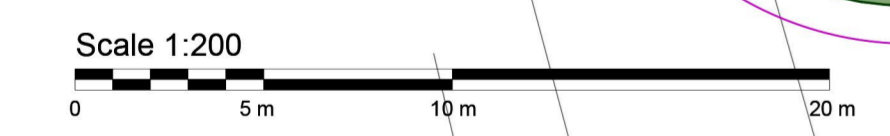
**pozzoni**

10-12 Emerald Street  
London  
WC1N 3QA

Woodville House  
2 Woodville Road  
Atrincham  
WA14 2FH

+44 20 7078 0079  
architects@pozzoni.co.uk

+44 161 928 7848  
www.pozzoni.co.uk



| Key |   |  |  |
|-----|---|--|--|
|     | Existing trees and vegetation to be retained with Root Protection Areas indicated |  | Existing 1.8m high timber close board fence retained and repaired where required   |
|     | Existing tree to be removed   |  | Proposed 1.8m high metal vertical railing with secure gates for maintenance access |
|     | Proposed ornamental tree  |  | Proposed 1.8m high timber close board fence  |
|     | Proposed native species tree  |  | Proposed retaining wall  |
|     | Proposed specimen shrubs  |  | Proposed 1.1m high guard rail located to top of retaining wall                     |
|     | Proposed low/medium height shrub/herbaceous planting                              |  | Proposed asphalt   |
|     | Proposed mixed species native shrub planting                                      |  | Proposed block paving  |
|     | Proposed low evergreen hedgerow   |  | Proposed resin bound surfacing   |
|     | Proposed native species hedgerow  |  | Proposed private patios  |
|     | Proposed amenity/mown grass (Frequently mown)                                     |  | Proposed feature paving  |
|     | Proposed flowering lawn   |  | Proposed boules court  |
|     |   |  | Proposed raised timber planters  |
|     |   |  | Proposed fixed timber seat with armrests and backrests                             |
|     |   |  | Proposed non-fixed seating area with tables  |
|     |   |  | Proposed timber pergola  |
|     |   |  | Proposed / existing slopes   |
|     |   |  | Proposed shed  |
|     |   |  | Proposed gazebo / summerhouse  |

### Typical Species Lists for Proposed Planting Types

- Ornamental Trees:**
- Amelanchier 'Robin Hill'
  - Betula 'Jacquemontii'
- Native Trees:**
- Acer campestre
  - Betula pendula
  - Carpinus betulus
- Low/Medium Height Shrub and Herbaceous planting:**
- Bergenia purpurea
  - Echinacea purpurea
  - Carex elata 'Aurea'
  - Ceanothus 'Blue Mound'
  - Cornus 'Mid Winter Fire'
  - Cornus 'Siberica'
  - Crococsmia 'George Davidson'
  - Euonymus 'Emerald Gaiety'
  - Geum 'Mai Tai'
  - Geranium 'Johnsons Blue'
  - Hebe rakaiensis
  - Hebe 'Midsummer beauty'
  - Heuchera 'Palace Purple'
  - Hemerocallis 'golden Chimes'
  - Hydrangea macrophylla
  - Lavandula vera
  - Liriope muscari
  - Lonicera nitida 'Maigreen'
  - Polystichum setiferum
  - Prunus 'Kojono-mai'
  - Rudbeckia 'Goldstrum'
  - Rosmarinus 'Miss Jessopps Upright'
  - Santolina chamaecyparissus
  - Sedum 'Herbstfreude'
  - Sarcococca humilis
  - Spiraea 'Goldflame'

- Proposed amenity lawn:**
- PM120 Slowgrowth by DLF seeds
- Proposed flowering lawn:**
- EL1 Flowering Lawn Mixture by Emorsgate Seeds
- Proposed mixed species native planting:**
- Cornus sanguinea
  - Corylus avellana
  - Ligustrum vulgare
  - Viburnum opulus
- Proposed low evergreen hedgerow:**
- Euonymus 'Jean Hugues'
- Proposed native species hedgerow:**
- Cornus sanguinea
  - Corylus avellana
  - Ligustrum vulgare
  - Viburnum opulus

A Proposed revised following coordination with project Ecologists  
 Letter Revision OT 19-07-2022  
 By Date

**the landscape partnership**  
 www.thelandscapepartnership.co.uk

Project: **The Mount, Wargrave**

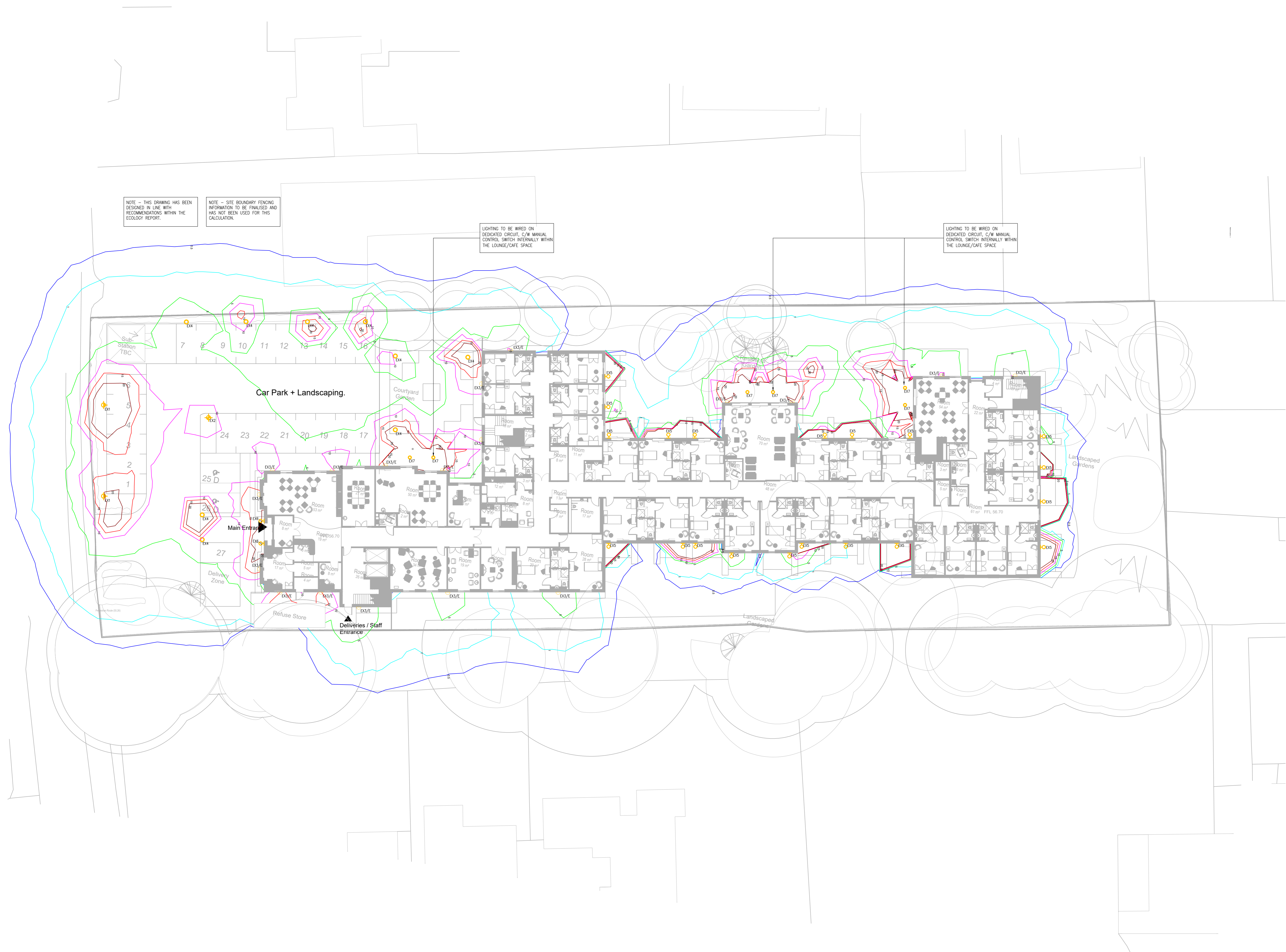
Drawing: **Landscape Proposals**

Status: **Planning**

Bedford 01234 261315  
 Woodbridge 01394 380509  
 London 020 3092 4141  
 Norwich 01603 230777

Job No. **B22004**  
 Dwg. No. **102A**  
 Scale **1:200@A1**  
 Drawn **RG**  
 Checked **OT**  
 Date **22.06.2022**

Do not scale off drawing. All dimensions & Levels are to be checked on site. Any discrepancies must be reported to the landscape architect immediately.  
 Copyright THE LANDSCAPE PARTNERSHIP LTD



| LUMINAIRE SCHEDULE |   |         |
|--------------------|---|---------|
| REF                |   | PICTURE |
| EX1                | THORN LIGHTING AVENUE F2 LED ASYMMETRICAL<br>21W, 3000K, IP66, IK08, LED LANTERN WITH ASYMMETRIC 'FW' BEAM DISTRIBUTION, MOUNTED ON 4M COLUMN.<br>SUFFIX E DENOTES 3HR EMERGENCY VERSION. |         |
| EX2                | THORN LIGHTING AVENUE F2 LED SYMMETRICAL<br>21W, 3000K, IP66, IK08, LED LANTERN WITH SYMMETRIC BEAM DISTRIBUTION, MOUNTED ON 4M COLUMN.<br>SUFFIX E DENOTES 3HR EMERGENCY VERSION.        |         |
| EX3                | THORN LIGHTING EYEKON LED<br>11W 3000K LED BULKHEAD LUMINAIRE WITH VISOR, WALL MOUNTED @2.5M (UNLESS STATED OTHERWISE ON DRAWING).<br>SUFFIX E DENOTES 3HR EMERGENCY VERSION.             |         |
| EX4                | THORN LIGHTING D-CO LED BOLLARD<br>14W 3000K LED BOLLARD LUMINAIRE 1M IN HEIGHT.<br>SUFFIX E DENOTES 3HR EMERGENCY VERSION.   |         |
| EX5                | THORN LIGHTING CESAR DOWN LIGHTER<br>6W 3000K IP65 LED WALL MOUNTED DOWN LIGHT.   |         |
| EX6                | THORN LIGHTING CESAR DOWN LIGHTER<br>16W 3000K IP65 LED WALL MOUNTED DOWN LIGHT.  |         |
| EX7                | DIVA LIGHTING PLUTO LED IP65 DOWNLIGHT<br>11W 3000K IP65 LED RECESSED DOWNLIGHT   |         |

|  |                                 |
|--|---------------------------------|
|  | LINE DENOTES 0.5 LUX            |
|  | LINE DENOTES 1 LUX              |
|  | LINE DENOTES 5 LUX              |
|  | LINE DENOTES 10 LUX             |
|  | LINE DENOTES 15 LUX             |
|  | LINE DENOTES 20 LUX             |
|  | CALCULATED SITEWIDE UOLR - 0.11 |

- NOTES:
- THIS DRAWING ILLUSTRATES OUTLINE DESIGN INTENT ONLY. IT IS SUBJECT TO DESIGN DEVELOPMENT & COORDINATION.
  - THIS DRAWING IS NOT TO BE SCALED.
  - ALL DIMENSIONS STATED IN mm.
  - LOCATION OF COLUMNS TO BE CO-ORDINATED WITH EXTERNAL FINISHES.
  - FINAL SETTING OUT DETAILS TO BE ADVISED BY ARCHITECT / LANDSCAPE ARCHITECT.
  - LUMINAIRES SHALL BE CONTROLLED VIA A COMBINATION OF PHOTOCELL, TIME CLOCK & PIR CONTROLS. THE TIME SWITCH SHALL SWITCH OFF THE LIGHTS BETWEEN 23:00PM & 6:00AM.

THE CONCEPTUAL DESIGN DOCUMENTATION IS BASED ON PERFORMANCE DUTIES WHICH REPRESENT AN AGREED SERVING STRATEGY AND THE MINIMUM PERFORMANCE STANDARDS TO BE ACHIEVED. THE DRAWINGS PRODUCED BY HARNISS ARE INTENDED TO STEER THE O&B CONTRACTOR TOWARDS AN APPROPRIATE SOLUTION TO MEET THE EMPLOYERS REQUIREMENTS AND THUS PROVIDE GUIDANCE AS TO THE DESIGN INTENT. ANY SIZES SHOWN ON THESE INTENT DRAWINGS ARE INDICATIVE AND ONLY FOR THE PURPOSE OF IDENTIFYING INITIAL SPATIAL COORDINATION WITH THE BUILDING ARCHITECTURE. THE DESIGN AND BUILD CONTRACTOR MUST SATISFY THEMSELVES THAT THE SOLUTIONS OFFERED BY THEM, BASED ON THE DESIGN INTENT, CAN BE ACHIEVED WITHIN THE PROJECT CONSTRAINTS. THE DESIGN AND BUILD CONTRACTOR IS REQUIRED UNDER THE CONTRACT TO SUBMIT DRAWINGS AND TECHNICAL SUBMITTALS FOR ALL ASPECTS OF THEIR DETAILED DESIGN FOR REVIEW AND COMMENT PRIOR TO COMMENCEMENT OF THE WORKS.

|     |          |                     |    |
|-----|----------|---------------------|----|
| P1  | 21.06.22 | ISSUED FOR PLANNING | GC |
| REV | DATE     | DETAILS OF REVISION | BY |

**HARNISS CONSULTING**  
www.harniss.co.uk  
1 Winkley Wood Avenue,  
Kettering, Northants, NN14 1UQ  
Tel: 01933 656850  
Email: info@harniss.co.uk

**CLIENT**  
ADIFICA UK LTD

**PROJECT**  
PROPOSED CARE HOME  
THE MOUNT  
WARGRAVE

**DRAWING TITLE**  
ELECTRICAL SERVICES  
EXTERNAL LIGHTING STRATEGY

Issue Status

|                |               |              |
|----------------|---------------|--------------|
| PLANNING ISSUE |               |              |
| Scale          | Original Size | Date Created |
| 1:200          | A0            | JUNE 2022    |
| Drawn          | Engineer      | Checked      |
| GC             | GC            | MR           |
| Job No.        | Drawing No.   | Rev          |
| 1991           | E-900         | P1           |

# Agenda Item 62.

| Application Number | Expiry Date                            | Parish       | Ward     |
|--------------------|--|--------------|----------|
| 222556             | 19/12/2022 – Agreed extension of time. | Wokingham CP | Norreys; |

|  |  |
|--|--|
| <b>Applicant</b>                             | Mr P Stelling  |
| <b>Site Address</b>                          | 304 London Road, Wokingham, RG40 1RD   |
| <b>Proposal</b>                              | Full application for the proposed erection of 1no. two bedroom dwelling.   |
| <b>Type</b>                                  | Full planning application.   |
| <b>Officer</b>                               | Tariq Bailey-Biggs   |
| <b>Reason for determination by committee</b> | Listed by Councillor Rachel Burgess due to concerns relating to the impacts of the development on the character of the area, parking and highway safety. |

|                             |  |
|-----------------------------|--|
| <b>FOR CONSIDERATION BY</b> | Planning Committee on Wednesday, 14 December 2022      |
| <b>REPORT PREPARED BY</b>   | Operational Lead Development Management                |
| <b>RECOMMENDATION</b>       | <b>APPROVAL subject to conditions and informatives</b> |

## SUMMARY

The proposal involves erection of a detached, single-storey two-bedroom dwelling that would be situated on a backland area to the rear of 304 London Road and will utilise the existing access from London Road.

The principle of development is acceptable, and the scale, design and sitting of the proposals is appropriate in the context of the surrounding development. The impact upon highway access and parking provision is acceptable, the parking arrangement and access to the site is to the satisfaction of the Council's Highways Officer, subject to Conditions 7-10. There is no adverse harm to any neighbouring amenities subject to Conditions 6, 12 and 13.

The proposal is acceptable in all other aspects and complies with the development plan as a whole subject to the recommended conditions and legal agreement.

## RELEVANT PLANNING HISTORY

|            |   |                          |
|------------|---|--------------------------|
| 05691      | Construction of a garage and alterations and extensions           | Unknown                  |
| 39878      | Replacement dwelling house  | Approved 8 December 1993 |
| FP/99/9038 | Demolition of store room, single storey flat roof and smoker room | Approved 5 August 1999   |
| 171225     | Dwelling annexe to the rear (CLE)                                 | Approved 20 July 2017    |
| 171226     | Use of two buildings to the                                       | Refused 20 July 2017     |

|        |   |                         |
|--------|---|-------------------------|
| 182277 | rear for a car sales and repair workshop (CLE)  | Refused 8 February 2019 |
| 200013 | Full application for the erection of 2no two storey dwellings and associated works following demolition of 1no existing outbuilding | Refused 5 March 2020    |

| <b>DEVELOPMENT INFORMATION</b> |   |
|--------------------------------|---|
| <b>CONSTRAINTS</b>             | <ul style="list-style-type: none"> <li>• Major Development Location</li> <li>• Green Route (London Road)</li> <li>• Nitrate Vulnerable zone (surface Water: Emm Brook)</li> <li>• Flood Zone 1</li> <li>• Thames Basin Heath Special Protection Area (5km zone)</li> <li>• Bat consultation zone</li> <li>• Heathrow Aerodrome wind turbine safeguarding zone</li> <li>• South East Water consultation zone</li> <li>• Classified road</li> </ul> |

| <b>CONSULTATION RESPONSES</b>   |  |
|---|--|
| <b>Internal</b>   |  |
| <p>WBC Environmental Health - No objections, subject to a condition.<br/> WBC Drainage - No objections, subject to a condition.<br/> WBC Highways - No objections, subject to conditions.<br/> WBC Ecology - No objections, subject to a condition.<br/> WBC Trees and Landscape - No objections, subject to a condition.</p> |  |
| <b>External</b>   |  |
| <p>Natural England - No objections, subject to the provision of Suitable Alternative Natural Greenspace (SANG) at Rocks Nest Wood and a monetary contribution for ongoing monitoring (SAMM).</p>  |  |

| <b>REPRESENTATIONS</b>     |   |
|----------------------------|---|
| <b>Town/Parish Council</b> | <p>The Wokingham Town Council P&amp;T Committee has raised the following concern:</p> <ul style="list-style-type: none"> <li>- Potential overdevelopment of the site.</li> </ul>  |
| <b>Local Members:</b>      | <p>Councillor Rachel Burgess has raised the following concerns on behalf of residents:</p> <ul style="list-style-type: none"> <li>- Impact on the character of the area.</li> <li>- Impact on parking and highway safety.</li> <li>- The proposal would conflict with local and national policies.</li> </ul> |

|                           |  |
|---------------------------|--|
|                           |  |
| <p><b>Neighbours:</b></p> | <p>4 Letters of objection have been received from 62 Proctors Road, 8 Woodrow Drive, 6 Woodrow Drive and 4 Woodrow Drive on the following grounds:</p> <p><b>Principle of development and Character of the area</b></p> <ul style="list-style-type: none"> <li>- Out of character.</li> <li>- Overdevelopment.</li> <li>- Haphazard relationship with existing development.</li> <li>- It is not possible to have a relationship to Proctors Road.</li> <li>- Inappropriate backland development, comprising an isolated, cramped and inconsistent development that does not reflect the rhythm of development with excessive built form and lack of soft landscaping and excessive dominance of car parking</li> <li>- Does not accord with NPPF, Policy CP3 of the Core Strategy or Policy TB06 of the MDD Local Plan</li> <li>- Increased use of driveway will change the character of the area</li> <li>- Layout and design appears to relate to the adjoining commercial yard rather than Proctors Road.</li> </ul> <p><u>Officer comment:</u> This is discussed in the main body of the report.</p> <p><b>Parking, traffic and access</b></p> <ul style="list-style-type: none"> <li>- Inadequate vehicular access, including for emergency vehicles.</li> <li>- Increase in traffic and safety implications.</li> <li>- Inadequate access aisle width resulting in vehicles waiting on London Road</li> <li>- No pedestrian access to proposed dwelling.</li> <li>- Parking at the front of 304 London Road will affect sightlines along the driveway</li> <li>- No plan showing turning circles for vehicles.</li> <li>- Access relies upon controlled electronic gates and would involve continued agreement with the landowner</li> <li>- Rear garden areas of neighbouring properties could become accessible to the public if control over access to any part of the plot edged red or blue is removed.</li> <li>- Increased vehicle highway movements to site due to Veterinary Practice adjacent to 304 London Road.</li> <li>- <u>No submitted Construction method statement.</u></li> <li>- The submitted site plan does not show the industrial gates at the front of the application site.</li> <li>- The access width, length and configuration would seem inadequate for the level of activity.</li> </ul> |

Officer comment: Please refer to the 'Highway Access and Parking Provision" section of this report.

**Neighbour amenity**

- Increase in noise and light pollution.
- Light pollution and light spill, including from the proposed dwelling and increased vehicle movements.

Officer comment: The proposal does not involve any external lighting and would generate low traffic movements. The existing fencing and proposed hedgerow along the boundaries is likely to suitably offset any harm. There is no issue with light spill from the driveway upon neighbours across the site boundary as there are no immediately affected windows. As such, any unacceptable light pollution impacts would not arise as a result of the proposal.

- Loss of light to the ground floor side window at No.73 Proctors Road.
- Loss of light to the rear garden of the neighbouring annex.
- The submitted noise impact assessment is unsatisfactory.

Officer comment: Please refer to the 'Neighbouring Amenity" section of this report.

**Other concerns:**

- The submitted site plan does not show a recent extension to adjacent annexe.

Officer comment: The extension to the adjacent annexe and shed have been taken into account as part of the assessment.

- The application site cannot be considered 'vacant land' as this area provides amenity for the neighbouring annex.

Officer comment: The red line plan submitted with this application alongside google aerial imagery confirms that the site is vacant. Council records do not indicate that application site is formally utilised as amenity space

- The submitted application form, CIL form and planning statement contains information that is inconsistent, inaccurate and/or misleading.



|  |   |
|--|---|
|  | <ul style="list-style-type: none"> <li>- Contamination issues. A contamination report should be provided.</li> </ul> <p><u>Officer Comment:</u> Please refer to the ‘Contamination’ section of this report.</p> <ul style="list-style-type: none"> <li>- Bin storage is too far removed from the dwellings, which is discriminatory to disabled and aged persons</li> <li>- Rodent and vermin issues from bin storage.</li> </ul> <p><u>Officer comment:</u> The proposed bin store would be located in a clear location for easy accessibility by residents to encourage appropriate recycling. Residents are responsible for the upkeep and cleanliness of their bins and bin areas to prevent rodent and vermin issues.</p> <ul style="list-style-type: none"> <li>- The submitted Site plan does not accurately reflect the rhythm plot frontages to Proctors Road</li> </ul> <p><u>Officer comment:</u> The site plan provided is considered to be accurate.</p> <ul style="list-style-type: none"> <li>- Drainage concerns</li> <li>- The application site is at medium risk of overland flooding and this will be exacerbated by increased hardstanding and building footprint.</li> </ul> <p><u>Officer comment:</u> No objections are raised, as noted in comments in ‘Flooding and Drainage’ section of this report.</p> <ul style="list-style-type: none"> <li>- Additional screening as referred in the supporting noise impact assessment has not been shown as part of the application.</li> </ul> <p><u>Officer comment:</u> Please refer to the ‘Neighbouring Amenity’ section of this report.</p> <ul style="list-style-type: none"> <li>- Inconsistent information supplied regarding ownership of the site.</li> </ul> <p><u>Officer comment:</u> The applicant has signed certificate B on the application form and has served notice to Wokingham Borough Council.</p> |
|--|---|

**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
- CP6 – Managing Travel Demand
- CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- 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
- CC05 – Renewable Energy and Decentralised Energy Networks
- CC06 – Noise
- CC07 – Parking
- CC09 – Development and Flood Risk
- CC10 – Sustainable Drainage
- TB05 – Housing Mix
- TB06 – Development of Private Residential Gardens
- TB07 – Internal Space Standards

## **Other**

- Borough Design Guide Supplementary Planning Document
- CIL Guidance + 123 List

## **PLANNING ISSUES**

### **Site Description**

1. The application site comprises of land on the northern side of London Road towards the eastern edge of Wokingham. It includes the frontage known as 304 London Road and includes backland rear gardens behind 302-306 London Road, amalgamated in recent years into the ownership of 304 London Road. The wider site area measures 1520sqm with the backland areas making up 995sqm. The surrounding area comprises a mixture of one and two storey dwellings. A veterinary clinic within an original dwelling house adjoins to the west. To the front of the site is a two-storey dwelling fronting London Road, with hard paved front garden and small rear garden. To the west of the application site are two small buildings – one occupied unlawfully as a car sales and repairs workshop and the other lawfully as a dwelling. The north side of the site backs onto proctors Road and adjoins two dwellings along this road.

### **Proposal**

2. The proposal involves erection of a detached, single-storey two-bedroom dwelling that would be situated on a backland area to the rear of 304 London Road and will utilise the existing access from London Road.

3. The proposed dwelling would have dimensions of approximately 9.4 metres (width) x 13.8 metres (length) and would include no.2 bedrooms, a living room, bathroom and kitchen. The dwelling would have a hipped roof design and would have a maximum ridge height of approximately 5.7 metres.

### **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. Policy CC01 of the Managing Development Deliver Local Plan states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
5. The site is located within the major development location of Wokingham within a defined settlement boundary and as such, the residential development would be acceptable providing that it complies with the principles stated in the Core Strategy. These include Policy CP3 of the Core Strategy, which states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

### Sustainability of the location

6. Policies CP1, CP6 and CP9 of the Core Strategy permit development where it is based on sustainable credentials in terms of access to local facilities and services and the 9 promotion of sustainable transport and this is reinforced in Section 9 of the NPPF.
7. The site is located within the settlement limits within a major development location. It is well served by public transport with the 4/X4 bus stop serving Reading to Bracknell within 170m of the site. It is also within 1.3km of the Wokingham Town Centre and within walking distance of several schools, parks and other facilities and services. It therefore exhibits positive sustainability characteristics and is acceptable in terms of promoting alternatives to car use.

### Development of a Residential Garden

8. Policy TB06 of the Managing Development Deliver Local Plan Local Plan seeks to avoid inappropriate development of residential gardens where there is harm to the local area. Permission would only be granted where there is a positive contribution to the built form and surrounding spaces, integration with the layout of the surrounding area, appropriate hard and soft landscaping, amenity space, building separation and compatibility with the general building height.
9. Principle R22 of the Borough Design Guide SPD also notes that backland development must not harm the existing character of the local area, relate positively to the existing layout and urban form, maintain the quality of environment for existing residents and create a satisfactory living environment.

10. Properties on the northern side of London Road historically enjoyed deep plots that were typical of its edge of settlement location but these were reduced with the onset of residential development to the north in Proctors Road and Woodrow Drive in the 1970s. However, there remains a clear predominant character of detached dwellings on deep plots with no evidence of backland residential development.
11. Due to backland location, the proposed dwelling would not be easily perceivable from London Road. The proposal would instead continue the building line, building separation and use of materials established along southern side of Proctors Road and would incorporate appropriate soft and hard landscaping features consistent with the surrounding locality. Although the height of the proposal would not conform to the two storey properties along Proctors Road, the dwelling would effectively be seated towards the far rear end of the cul-de-sac of Proctors Road and would generally mirror the sitting, orientation and height of no.2 Woodrow Drive which also seated towards the rear end of Proctors Road. Consequently, the proposed dwelling respect and continue the pattern of development that exists within this cul-de-sac of Proctors Road and the wider area. As such, the principle of backland development would be acceptable in this location.

## **Character of the Area**

### General form

12. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.
13. Paragraph 130 of the NPPF also states that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decisionmaker as a valid reason to object to development.
14. London Road is a busy, long, straight main road which provides a key route of entry to Wokingham Town. The character of the area is distinctly varied, with numerous properties of different types lining the road in a linear fashion, often being set back from the road with a mixture of trees and shrub located along their front boundaries which contributes to the area's suburban character. There are a mix of architectural features on properties on this part of the street; such as side gables, front feature gables, hips, half-hips etc. There is also an abundance of bungalows and two storey properties which have been altered in various ways over time.
15. The proposal dwelling would be of a traditional bungalow design constructed in red brickwork, plain tiles and white upvc windows. The dwelling would feature a hipped roof form which will respect existing local features and the proposed

materials pallet would be in keeping with the general vernacular of this area. The height, scale and footprint of the dwelling would be appropriate within the context of larger single and two storey dwellings along London Road, Proctors Road and the immediate vicinity. Consequently, the proposed dwelling would have an acceptable impact on the character of the area.

## **Housing Amenity**

### Internal amenity

16. Policy TB07 of the Managing Development Deliver Local Plan and R17 of the SPD, in accordance with the Technical housing standards – nationally described space standard, require minimum standards for bedrooms and unit sizes dependent upon the occupancy. The Borough Design Guide SPD also outlines minimum guidelines for living spaces. A minimum standard of 70m<sup>2</sup> applies for 2-bedroom, single storey dwelling. The proposed dwelling would provide approximately 87 square metres of accommodation.
17. Double bedrooms should have a minimum area of 11.5sqm, single bedrooms should have an area of 7.5sqm, living spaces a minimum area of 27sqm and there should be provision for storage. The proposed bedrooms meet the required minimum and the combined total of that in kitchen, living and dining room is satisfactory. Sufficient built-would also be available and the minimum floor to ceiling height would measure 2.3 metres for at least 75% of the Gross Internal Area. As such, the proposal would accord with local and national space standards, therefore, is acceptable in this regard.

### External amenity

18. Policy TB07 of the Managing Development Deliver Local Plan and Principle R17 of the Borough Design Guide require adequate internal space to ensure the layout and size achieves good internal amenity. Principle R16 of the Borough Design Guide requires that rear gardens are at least 11 metres deep and 1 metre set back from the boundary to allow access thereto.
19. The proposed rear garden would measure approximately 8 metres when measured from the western, rear wall of the dwelling. Section 4 of the Borough Design Guide SPD provides guidance on the provision of some form of amenity space and recommends that 11 metres is a generally accepted depth for private garden space. However, it is accepted that in areas with an urban character, more compact gardens may be appropriate to create a more urban development forms that relates to the local character.
20. It is considered that although the remaining amenity space would be below 11 metres, the garden area would measure 100m<sup>2</sup> which is acceptable for a dwelling of this size and would still be capable of accommodating activities such as sitting, playing, clothes drying and providing outside storage space, therefore, would not be detrimental to the enjoyment of the current and future occupiers

## **Neighbouring Amenity:**

### Overlooking:

21. Policy CP3 of the Core Strategy aims to protect neighbouring amenity. Principle R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms.
22. The proposed ground floor bathroom window on the west side elevation would largely overlook the common parking area and would also offer angled views towards the front facing room of the neighbouring annex. The submitted site plan indicates that a box hedge would be introduced along the west side boundary, however, the height of this hedgerow has not been shown to ensure sufficient screening would be provided. Nonetheless, as this new window would serve a non-habitable room, the Case Officer recommends that this window is conditioned to be obscure glazed and non-opening below 1.7 metres to minimise overlooking towards the neighbouring annex.
23. The remaining ground floor windows would be adequately screened by existing boundary fencing to sufficiently mitigate any overlooking concerns.

### Loss of Light and Overbearing:

24. Principle R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. Principle R18 of the Borough Design Guide SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable outlook, preferably dual aspect and no material impact on levels of daylight in the habitable rooms of adjoining properties.
25. The proposed dwelling would maintain a minimum separation distance of 1 metre from both side boundaries, however, the main rear wall would be positioned approximately 6 metres from the rear boundary. Despite this shortfall, the proposed dwelling would be limited to single storey only, with a modest ridge height of 5.7 metres and would not protrude beyond the rear elevation of the neighbouring annex or the front elevation of no.73 Proctors Road. Consequently, there would be no overbearing or sense of enclosure concerns to neighbouring properties.
26. With regards to loss of light concerns, the Borough Design Guide advises that the habitable windows of adjoining properties must not be obstructed by a 25-degree angle measured in elevation view. The proposed dwelling would infringe upon the 25 degree test in relation to the west side, lower ground floor window at no.73 Proctors Road which serves a habitable room. Despite this, the proposed dwelling would not raise any unreasonable loss of light concerns as dwelling is single storey in nature and the steep roof slopes would still allow this window to receive appropriate levels of sunlight/daylight that are similar to the existing situation, during certain periods of the day.
27. Overall, the proposed dwelling suitably located and of modest proportions not to pose any unreasonable concerns of loss of sunlight/daylight concerns to any neighbouring windows or rear amenity spaces.

### Noise disturbance

28. Policy CC06 and Appendix 1 of the Managing Development Deliver Local Plan Local Plan requires that development protect noise sensitive receptors from noise impact.
29. The Council's Compliance Officer has reviewed the supporting Noise Impact Assessment (Peak Acoustics, Ref LG1506224NR, dated 20/7/2022) believes that report has been undertaken to the appropriate standard. The report specifies mitigation measures in the form of minimum glazing and ventilation, the Compliance Officer recommends that the works are carried out in full accordance with the mitigation measures contained in this report. This can be secured via planning condition.

### **Highway Access and Parking Provision:**

30. Policy CP6 of Core Strategy states that planning permission will be granted for schemes that do not cause highway problems or lead to traffic related environmental problems.
31. The proposal will utilise the existing access along the eastern side of the dwelling onto London Road. Adequate visibility is afforded within the verge on London Road and no objections are raised on safety grounds. The access measures 37m in length with a minimum width of 2.8m. There are also gateposts at the site frontage which create an entrance width of 4.5m. This allows for one way access only, which is not opposed by the Council's Highways Officer given modest scale of development, low traffic flows and low likelihood for conflict. It is acknowledged that the proposal does not incorporate any pedestrian access, however, the frequency and speed of vehicles that enter and exit the site would be low and sufficient width would be available vehicles and pedestrians to pass.

### Car Parking:

32. Policy CC07 and Appendix 2 of the Managing Development Deliver Local Plan stipulates minimum off street parking standards. The Council's highways Officer has reviewed the submitted site plan and considers that the two off-street parking spaces would be sufficient for a dwelling of this size, and in accordance with the council's Parking Standards. The Council's Highways Officer has requested that details of parking and turning space are provided. The site visit conducted by the Case Officer on 05/10/2022 found that the proposed front driveway area would need to be re-surfaced with a permeable and bonded material to facilitate the parking arrangement. This can be secured via planning conditions, so that no objections are raised on this ground.

### Cycle Parking:

33. Policy CC07 and Appendix 2 of the Managing Development Deliver Local Plan stipulates minimum cycle parking standards and Principles P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the street scene. The WBC Highways Officer has requested that details of cycle storage are provided; this

can be secured via planning condition, so that no objections are raised on this ground.

#### Electric charging

34. Policy CC07 of the Managing Development Deliver Local Plan states that consideration should be given to the need to provide sufficient vehicle charging facilities for electric vehicles or provide for the easy adaptation of parking provision to enable charging points to be rolled out as and when demand rises. The WBC Highways Officer has requested that details of electric vehicle charging facilities are provided; this can be secured via planning condition, so that no objections are raised on this ground.

#### Construction Management

35. Given the traffic implications of accessing the site via London Road and because there are eight immediate neighbours, a demolition and construction method statement is necessary. This can be secured via planning condition to ensure orderly management of traffic and minimisation of amenity harm to neighbours.

#### **Landscaping and Trees**

36. Policy CC03 of the Managing Development Deliver Local Plan aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. Furthermore, R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.

37. The site is in the Wokingham settlement area and is on a designated Green Route. There are two large Oak trees to the front verge outside of the curtilage between No.306 and No.308 London Road, which along with others nearby to the east that directly contribute to the character of the Green Route. The Council's Tress and Landscape Officer has reviewed this application and has raised no objections to the proposed development and has requested that a Landscape Scheme is provided in the interests of visual amenity. This can be secured via planning condition.

#### **Ecology:**

38. 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 the southern side of London Road.

39. The Council's Ecology Officer has reviewed this application and believes that the existing habitats at the application site are of low ecological value and considers that the proposals are very unlikely to affect any priority habitats or protected species, there are therefore no objections to this application on ecological grounds. Nonetheless, in accordance with paragraph 180 of the NPPF 2021, which states that "opportunities to incorporate biodiversity in and around developments should be encouraged", the Ecology Officer recommends that



enhancements for wildlife are provided within the new development. This can be secured via planning condition.

### **Flooding and Drainage**

40. Policy CC09 of the Managing Development Deliver Local Plan requires consideration of flood risk from historic flooding. The development is in Flood zone 1 and is at a medium risk from surface water flooding according to the EA mapping. The Council's Drainage Officer has raised no objection to the principle of the development, however, has requested details of the drainage system for the site to prevent increased flood risk from surface water run-off. This can be secured via planning condition.

### **Contamination**

41. The area is not listed as potentially contaminated on Council's inventory but it has a clear unlawful history that includes the storage and repair of cars and due to the unlawful nature of these works, there is uncertainty with the types of activities that have occurred on the site and the degree of any contamination and required remediation remains unclear.

42. In any case, the neighbouring structures are outside the redline boundary of the development and the Construction Management Plan (required in Condition 6) and supporting Noise Impact Assessment (required in Condition 12) which detail how dust, dirt and noise will be controlled would minimise any potential nuisance to neighbouring properties.

### **Waste Storage**

43. Policy CC04 of the Managing Development Deliver Local Plan requires adequate internal and external storage for the segregation of waste, recycling, green waste and composting and an appropriate area for ease of collection.

44. A bin store has been provided within the front garden area of the application site which is sufficiently sized for the likely generation of waste and recycling of a small dwelling and is appropriately located for ease of access for residents. It is acknowledged that the bin store would not be within 25 meters from an adopted highway, however, the bin store will only be transported to the front of the site near London Road on collection days. On this basis, it is acceptable.

### **Infrastructure:**

#### Thames Basin Heath Special Protection Area:

45. Policy CP8 of the Core Strategy states that where there is a net increase in dwellings within 5km of the SPA, contributions to access management measures and monitoring in line with the Delivery Framework will be required.

46. This site is located approximately 3.8km (measured from the access road to the application site) from the boundary of the SPA and therefore is likely to result in an adverse effect on the SPA, unless it is carried out together with appropriate avoidance and mitigation measures. This will be in the form of a monetary

contribution towards Suitable Alternative Natural Greenspace (SANG) in the Rocks Nest Wood SANG and ongoing monitoring. The application is recommended for approval subject to a S106 legal agreement to secure suitable avoidance and mitigation measures and access management monitoring arrangements.

CIL:

47. As the proposal is for net increase of dwelling, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre index linked.

**Conclusion**

48. The proposed development is appropriate in the context of the surrounding pattern of development considered acceptable on character, neighbouring amenity, highway, landscape, trees, ecology, flooding and drainage, contamination, waste Storage and Infrastructure 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:

**A. A legal agreement securing a commuted sum of £2730.59 in lieu of Suitable Alternative Natural Greenspaces (SANGs) and Strategic Access Management and Monitoring (SAMM) contributions to offset the impact on the Thames Basin Heath Special Protection Area (SPA) as set out in WBC's Infrastructure Delivery Contributions Supplementary Planning Document (SPD).** If the agreement is not submitted and agreed 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:**

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 P03 C, P10 C, P11 C and P01 C received by the local planning authority on 19/08/2022 and 06/09/2022. 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

The materials to be used in the construction of the dwelling are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by the local planning authority.

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

4. Landscaping Scheme to be provided

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other

operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

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

5. Details of the drainage system to be provided

No construction shall take place until details of the drainage system for the site have been submitted to and approved in writing by the LLFA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

*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*

6. Construction method statement to be provided

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.*

7. Electric Vehicle Charging Strategy to be provided

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

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

8. Cycle parking to be provided

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

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

9. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

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

10. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

*Reason To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

11. Biodiversity enhancements to be provided

Prior to the occupation of the development, details of biodiversity enhancements, to include one bird and one bat box, tile or brick integrated into the new building and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

*Reason: To incorporate biodiversity in and around developments in accordance with paragraph 179 and 180 of the NPPF*

## 12. Noise Impact Assessment

Prior to occupation of the proposed development the acoustic mitigation (namely glazing and ventilation) as specified in 'Noise Impact Assessment, Peak Acoustics, Ref LG1506224NR, dated 20/7/2022' shall be installed by a suitably qualified person. Details including specification of the installed glazing and ventilation systems shall be submitted to the Local Authority for approval prior to occupation of the dwelling. The noise mitigation measures shall be retained and maintained thereafter.

*Reason: To protect residents internal amenity from external noise sources in line with CC06.*

## 13. Obscure glazing

The ground floor bathroom window in the west side elevation 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*

### **Informatives**

#### 1. Cil Liable Development

The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

#### 2. 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.

#### 3. Within Curtilage

Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land

or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

4. Changes To the Approved Plans

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

5. 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

The Wokingham Town Council P&T Committee – “The Committee had no specific objections however there were concerns about over development of the site.” Submitted on 05/10/2022.

This page is intentionally left blank



A3

Notes

Copyright Whiterok Ltd  
Report any discrepancies to author



SCALE 1-200



|   |                |          |
|---|----------------|----------|
| C | General update | 21.06.22 |
| B | Redraw         | 11.06.22 |
| A | First Issue    | 13.02.21 |

| Rev | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Client  
**Mr P Stelling**

Project  
**304 London Road, Wokingham, RG40 1RD**

Drawing  
**Site plan**

**WHITEROK**  
ARCHITECTURAL SERVICES

07787304795 / WHITEROK.CO.UK / INFO@WHITEROK.CO.UK

Scale @ A3  
**1 : 200**

Date  
**FEB.'22**

Project No  
**544**

Drawing No  
**P03**

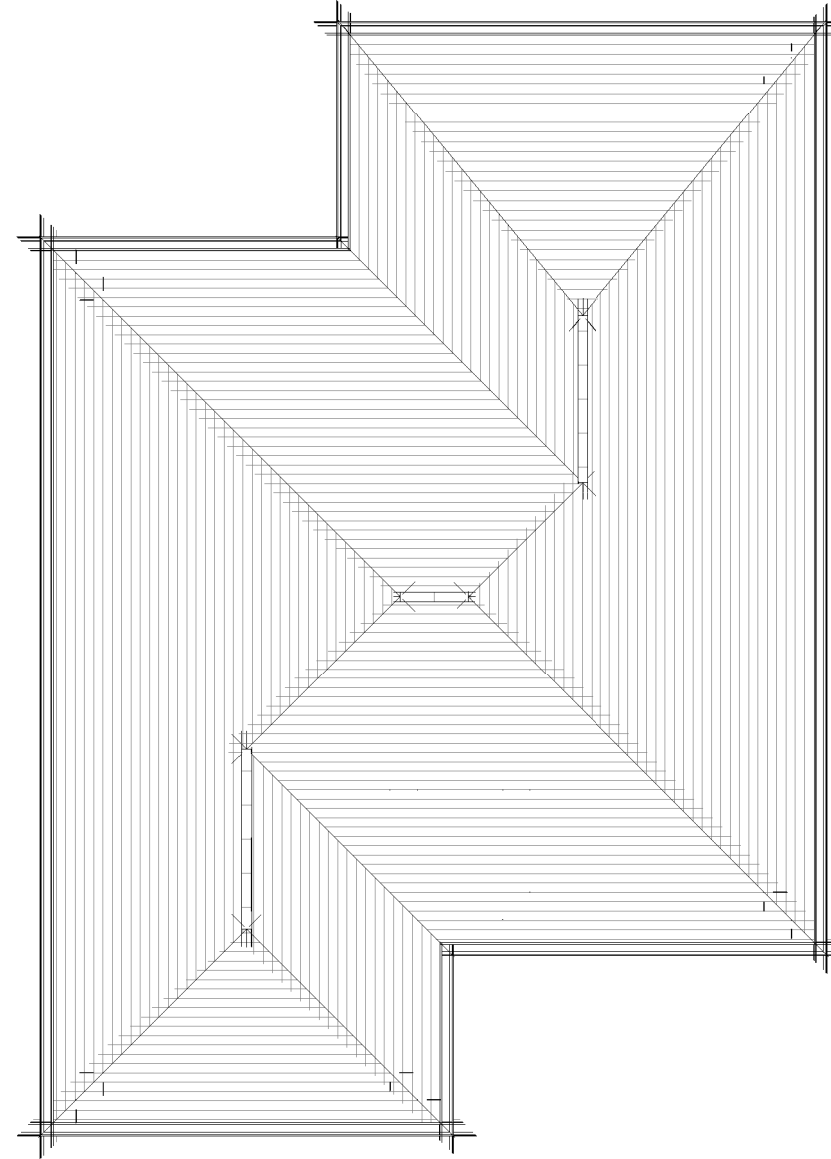
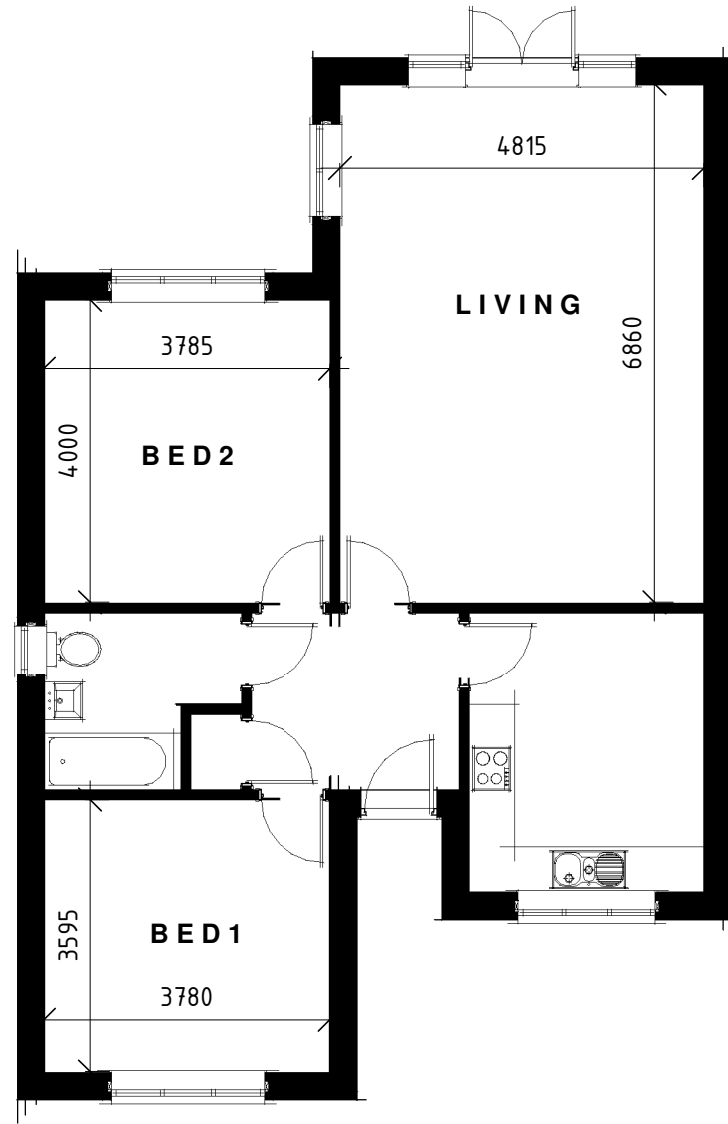
Rev  
**C**

This page is intentionally left blank



SCALE 1-100

363



|   |                |          |
|---|----------------|----------|
| C | Redraw         | 11.06.22 |
| B | General update | 16.02.22 |
| A | First Issue    | 08.02.22 |

| Rev | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Client  
**Mr P Stelling**

Project  
**304 London Road, Wokingham, RG40 1RD**

Drawing  
**Plan**

**WHITEROK**  
 ARCHITECTURAL SERVICES

07787304795 / WHITEROK.CO.UK / INFO@WHITEROK.CO.UK

|                              |                        |
|------------------------------|------------------------|
| Scale @ A3<br><b>1 : 100</b> | Date<br><b>FEB.'22</b> |
|------------------------------|------------------------|

|                          |                          |                 |
|--------------------------|--------------------------|-----------------|
| Project No<br><b>544</b> | Drawing No<br><b>P10</b> | Rev<br><b>C</b> |
|--------------------------|--------------------------|-----------------|

This page is intentionally left blank

A3

**Notes**

Copyright Whiterok Ltd  
Report any discrepancies to author



SCALE 1-100

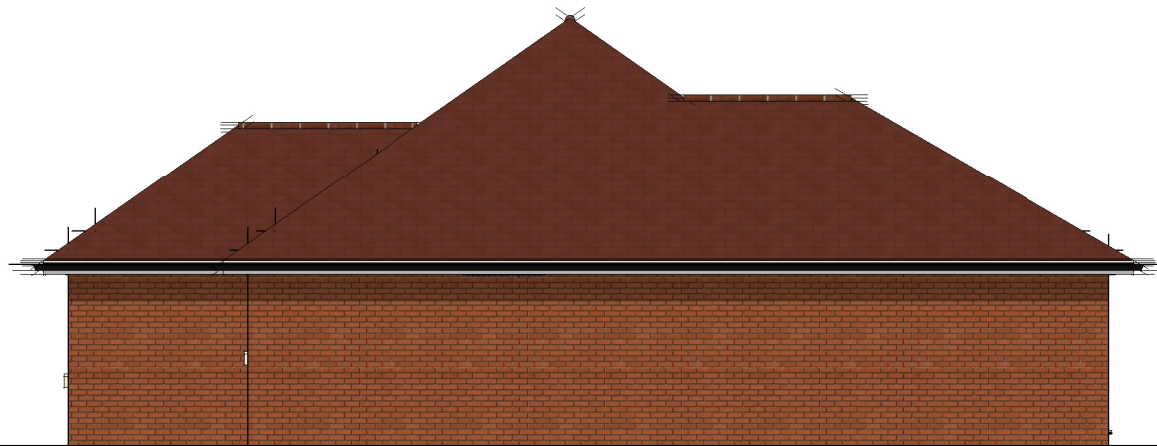


**Front**  
1 : 100



**Rear**  
1 : 100

365



**Side 1**  
1 : 100



**Side 2**  
1 : 100

|   |                |          |
|---|----------------|----------|
| C | Redraw         | 11.06.22 |
| B | General update | 16.02.22 |
| A | First Issue    | 08.02.22 |

| Rev | Description | Date |
|-----|-------------|------|
|-----|-------------|------|

Client  
**Mr P Stelling**

Project  
**304 London Road, Wokingham, RG40 1RD**

Drawing  
**Elevations**



07787304795 / WHITEROK.CO.UK / INFO@WHITEROK.CO.UK

Scale @ A3  
**1 : 100**

Date  
**FEB.'22**

Project No  
**544**

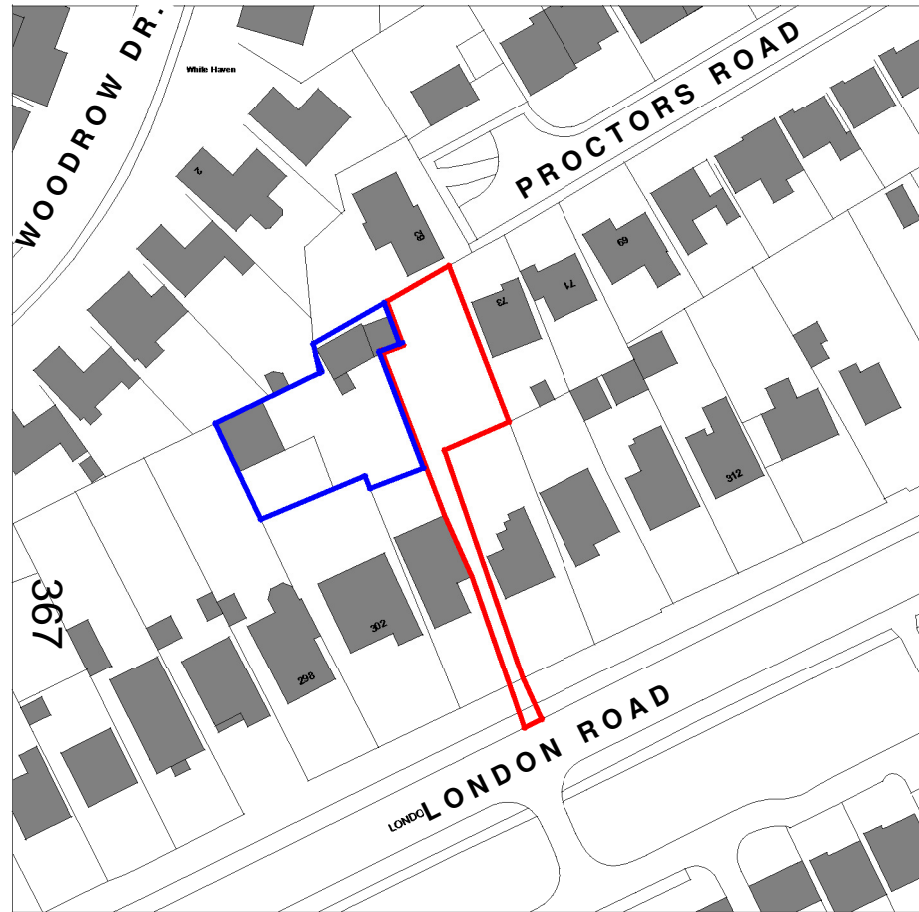
Drawing No  
**P11**

Rev  
**C**

This page is intentionally left blank



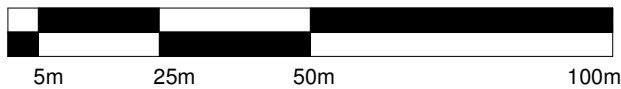
Crown Copyright 100019980



## SITE LOCATION PLAN

1 : 1250

SCALE BAR 1:1250



## BLOCK PLAN

1 : 500

SCALE BAR 1:500



### Notes

Copyright Whiterok Ltd  
Report any discrepancies to author



| Rev | Description             | Date     |
|-----|-------------------------|----------|
| C   | Ownership lines revised | 05.09.22 |
| B   | Redraw                  | 11.06.22 |
| A   | First Issue             | 13.02.21 |

| Rev | Description             | Date     |
|-----|-------------------------|----------|
| C   | Ownership lines revised | 05.09.22 |
| B   | Redraw                  | 11.06.22 |
| A   | First Issue             | 13.02.21 |

Client  
**Mr P Stelling**

Project  
**304 London Road, Wokingham, RG40 1RD**

Drawing  
**Site location & block plan**

**WHITEROK**  
ARCHITECTURAL SERVICES

07787304795 / WHITEROK.CO.UK / INFO@WHITEROK.CO.UK

Scale @ A3  
**As indicated**

Date  
**FEB.'22**

Project No  
**544**

Drawing No  
**P01**

Rev  
**C**

This page is intentionally left blank

















View from Proctors Road:







This page is intentionally left blank