

# Agenda Item 30.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Listed By</b>
160765	Ext	Wokingham	Emmbrook / Norreys	Major

<b>Applicant Location Proposal</b>	Bovis Homes Thames Valley Region (C/O Savills) Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham Reserved Matters application pursuant to Outline planning consent O/2014/2242 for Phase 2a development involving the erection of 82 residential dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Access, appearance, landscaping, layout and scale to be considered.
<b>Type</b>	Reserved Matters for major application
<b>PS Category</b>	1
<b>Officer</b>	Sophie Morris

**FOR CONSIDERATION BY** Planning Committee on 20<sup>th</sup> July 2016  
**REPORT PREPARED BY** Delivery Programme Director

## **SUMMARY**

- 1) The application is a reserved matters application by Bovis Homes/Thames Valley Housing comprising 82 units which represents the second phase (2a) of development at the Matthewsgreen development site. The application site is located around 2km to the north west of Wokingham on land to the north of Matthewsgreen Road, west of Twyford Road and east of Toutley Road. The site was allocated for development comprising 810 units, primary school and neighbourhood centre within the Council's adopted Core Strategy and Supplementary Planning Documents. It forms the main development site within the North Wokingham Strategic Development Location, as identified within the Core Strategy.
- 2) Outline planning approval was given for the phased development of up to 760 dwellings, including 60 units of assisted living homes / older person accommodation, a local centre (including retail), a primary school, community facilities and associated works and areas of open space and drainage / attenuation in March 2015 (application ref: O/2014/2242). As part of this approval, accesses from Twyford Road, Matthewsgreen Road and Toutley Road were approved.
- 3) The site topography varies with the majority of the site sloping to the north, away from Matthewsgreen Road towards the Ashridge watercourse. The Northern Distributor Road, a key section of which will be provided by this development, dissects the site and will run to the south of the phase 2a site. The NDR will form the access for traffic from this parcel when constructed. Work on this section of the NDR has commenced following the approval of the Reserved Matters application.
- 4) A Suitable Alternative Natural Greenspace (SANG) / open space will be provided on land to the northwest of the Matthewsgreen development. Works for laying out of the SANG / open space and improvements to the links from the development site to the SANG comprising improved footpaths and bridges within the Emmbrook Vale park and two new pedestrian crossings along Old Forest Road and Toutley Road have commenced.
- 5) This application is the reserved matters associated with the Phase 2a scheme and comprises details of appearance, landscaping and scale which are to be considered. Conditions applications have also been submitted in parallel to the reserved matters

which will determine the details of the scheme.

- 6) It is considered that following amendments to the scheme, notably a revised design of the two apartment blocks and reduction in their overall bulk, along with changes to some elevations, and increased landscaping, the submitted proposals are acceptable and accord with the parameters set out under the outline consent and the Council's adopted policies and guidance in terms of its scale, design and appearance and provides appropriate levels of parking and amenity for future occupiers of the development. For these reasons, the scheme is recommended for approval.

#### **PLANNING STATUS**

- Within North Wokingham Strategic Development Area
- 7KM Thames Basin Heath SPA
- Archaeological Interest
- Flood Zones 1, 2 and 3 (mainly 1)
- Minerals Consultation Zone
- Contaminated Land Zone
- Ground Water Protection Zone
- Landfill Gas Protection Zone
- Minerals Consultation Zone

#### **RECOMMENDATION**

APPROVE RESERVED MATTERS subject to the following conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242, which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. Approved plans – details to be submitted as part of members update (awaiting revised / updated plans)
3. Before the residential development is commenced (excluding access and ground works), samples and details of the materials to be used in the construction of the external surfaces of the buildings and footways / highways/ hard surfacing shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: NPPF, Core Strategy policy CP3 and Wokingham District Local Plan policy WBE4.

4. 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 policy CP6.

5. Prior to commencement of development, details of the proposed Twyford Road drainage pond maintenance access including swept path tracking shall be submitted to and approved in writing by the Local Planning Authority. The access arrangements must be constructed in accordance with the approved details and retained free from any obstruction to use thereafter.

Reason: In the interests of highway safety and highway drainage in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, CP3 and CP20 and the Managing Development Delivery Local Plan Policy CC09 and CC10 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

6. Prior to commencement of development a highways adoption plan, to include all service and maintenance margins, turning heads and access to the Twyford Road drainage pond shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure that the estate is 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 in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

7. Prior to the commencement of development of plots 27 to 43, details shall be submitted to and approved in writing by the Council which demonstrate satisfactory mitigation measures to alleviate the risk of flooding to the road at the north end of the site. The submitted details shall demonstrate to the satisfaction of the Council what impact (if any) the proposed measures would have upon the approved Flood Risk Assessment (FRA) approved under the Outline consent O/2014/2242 (Compiled by Stuart Michaels Associates ref: 4676/FRA&DS Issue Status 01). Development shall be carried out in accordance with the approved details and maintained thereafter.

Reason: To ensure no development will be located within the 1 in 100 year plus 20% allowance for climate change flood extent to reduce the risk of flooding to the proposed development and future occupants. Relevant policies: NPPF, Wokingham Borough Core Strategy Policy CP1, CP3 and CP20 and the Managing Development Delivery Local Plan Policy CC09 and CC10 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

### **Informatives**

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13 CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Development Plan Document (MDD Local Plan) February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

North Wokingham Strategic Development Location SPD adopted October 2011.

Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.

Sustainable Design and Construction SPD adopted 2010.

Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012.

Affordable Housing SPD adopted June 2011.

#### Supplementary Planning Documents:

Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)  
Sustainable Design and Construction Supplementary Planning Document (28 May 2010)  
North Wokingham Strategic Development Location Supplementary Planning Document (October 2011)  
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)  
Wokingham Borough Affordable Housing Supplementary Planning Document ( 2 June 2011)

National Planning Policy:

National Planning Policy Framework (27 March 2012)

Planning Policy Statement 25: Development and Flood Risk - Practice Guide (7 December 2009)

2. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

3. The applicant is informed that parking will need to be restricted along the main routes (Northern Distributor Road and bus route) and on turning heads.

4. The applicant is informed that some of the visibility splays cut across residential properties which will be outside of the highway authority's control. As such, future occupiers of the affected units needs to be made aware that the visibility spays will need to be maintained.

5. All the new dwellings should be built to 'Secured by Design' part 2 accreditation in the interests of the safety, crime prevention and amenity of future occupiers of the development. National sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.

6. Work on Highway

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

7. Mud on Road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

8. Highway Adoption

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.

9. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious

movement of traffic by minimising disruption to users of the highway network in Wokingham.

#### 10. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three 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.

#### 11. Noise

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

12. Employment and Skills plan should be provided in accordance with the Council's guidance. The applicant is advised to contact Angela Torr, Economic Sustainability Team, WBC.

13. Notwithstanding the submitted plans showing indicative materials and landscaping, these details will be required to be dealt as submissions under conditions 3 above (material samples) and condition 14 pursuant to the Outline application (detailed landscaping).

### PLANNING HISTORY

**O/2014/2242:** Outline application (access to be considered) for a phased development of approximately up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/ attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road. Development would also incorporate the demolition of outdoor storage buildings in employment use and 2 x dwellings (Matters reserved – layout, landscaping, scale, appearance) (Approved March 2015).

**150093:** Reserved matters for Phase 1 (100 units) approved Oct 2015

**152649:** NDR application – approved 17/03/2016

**150036:** Application to discharge conditions pursuant to outline approval (application reference O/2014/2242 - 2/4/2015) for sub phase 1 of Matthewsgreen relating to Condition 3 (Sub-phasing Strategy), Condition 6 (Levels), Condition 12 (Design Statement), Condition 14 (Detailed Landscaping), Conditions 27 and 28 (Parking) and Condition 44 (Sustainable Development) (Under consideration).

**F/2014/1216:** Proposed change of use of land from agricultural to form Green Infrastructure incorporating informal Open Space with walkways and bridges across the Emmbrook. Pedestrian access to be formed from Old Forest Road (Approved 04/09/14).

**152579:** Application to discharge conditions pursuant to O/2014/2242 for sub-phase 1 relating to conditions 13. Boundary Treatments; 16. Protection of existing trees; 18. Earth Mounding and contouring; 25. Contamination; 31. Construction details; 32. Vehicle turning; 34. Detailed junction designs; 37. Flood risk assessment; 38&39. Surface water drainage system; 40&41. Existing sewerage system improvements & impact studies; 51. Noise; 59. Affordable Housing – conditions 25, 32, 51, 59 partially discharged

**152642:** Application to discharge conditions pursuant to O/2014/2242 for sub-phase 1 relating

to conditions: 5. Materials; 9.CEMP; 33. Construction Accesses; 64. Construction phasing (NDR) – conditions 9&33 discharged 10/12/15; condition 5 discharged 29/02/16; condition 64

Of relevance;

**O/2013/2295:** Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters reserved) (Approved 27/10/14).

**O/2011/0699:** Hybrid application, Phase 1 of the North Wokingham Strategic Development Location.

**A) OUTLINE APPLICATION FOR:**

The development of 274 dwellings, garages, driveways, car ports (total 557 parking spaces), internal roads, pathways, sub-stations, gas governor, the construction of a new access from Keephatch road and two new access points from Warren House road with associated amenity space, incorporating allotments (Matters for approval: Access and Layout).

**B) FULLPLANNING PERMISSION FOR:**

1) The laying out of an area of Public Open Space (informal) and a Suitable Alternative Natural Greenspace (SANG) on land west of Warren House Road (to serve the proposal phase 1 and future development at Kentwood Farm), including a car park (6 spaces), pathways, associated landscaping and pathway features.

2) The construction of a 3.5 metre high landform (noise bund) and 2.5 metre fence for a distance of 405 metres on the west side of Warren House Road and 635 metres on the East side of Warren House Road, parallel with the A329(M).

3) The erection of a sewage pumping station with interim access from the present access from Warren House Road.

This application was granted consent at appeal (ref: APP/X0360/A/11/2157754);

**O/2010/0943;** Hybrid application on the site which was refused. Under this proposal, outline approval was sought for the development of 357 dwellings, garages and associated infrastructure and landscaping, with two new access from Keephatch Road and Warren House Road, the erection of a substation and gas governor and associated amenity space (matters for approval access and layout). (REFUSED)

**C/2013/2500 – Kentwood Farm East (Phase 1)**

Application for submission of details to comply with the following conditions of planning appeal decision O/2011/0699 (Partial Discharge):

4) Strategy for sub-phasing of development.

11b) Landscape, ecology and open space strategy (in relation to sub-phase 1).

13) Landscaping and external works (in relation to sub-phase 1).

20) Archaeology.

29) Section 38 / section 278 details including 3 proposed site access points.

Note Condition 11b is referred to as 11 under appeal (duplication error – 11 Affordable Housing provision)

**C/2013/1161 – Kentwood Farm East (Phase 1)**

Application for submission of details to comply with conditions; 4, 7, 8, 11b, 13 & 23 of appeal planning consent ref: O/2011/0699;

- 4) Strategy for the sub phasing of development.
- 7) Waste Management Strategy.
- 8) Detailed Design Code.
- 11b) Landscape, Ecology & Open Space.
- 13) Detailed scheme of landscaping.
- 23) Details of the measurements of the flows of watercourses.

**RM/2013/1164** – Kentwood Farm East (Phase 1)

Reserved Matters application pursuant to Outline Planning Consent O/2011/0699 for the erection of 274 dwellings, garages, parking and carports (total 608 parking spaces) internal roads pathways substations gas governor the construction of a new access from Keephatch Road and two new access points from Warren House Road with associated amenity space incorporating allotments (appearance, landscaping and scale to be considered) (Approved at Committee 18th Sept).

**VAR/2013/1162** – Kentwood Farm East (Phase 1)

Application for removal of conditions 11a (affordable housing) and 35 (road junctions) of appeal consent O/2011/0699 (amendment to S106 agreement includes these details) (Condition 11a – Approved / Condition 35 – no longer being proceeded with).

**NMT/2013/1171** – Kentwood Farm East (Phase 1)

Application for non material amendment for minor alterations relating to condition 1 of planning consent O/2011/0699 (approved layout for siting of dwellings). (Approved)

**VAR/2014/1846** – Kentwood Farm East (Phase 1)

Application to vary condition 35 of planning consent O/2011/0699 for the erection of 274 dwellings, garages, driveways and car ports. Condition 35 relates to off-site junctions, the variation proposes to delete this condition. (Approved)

**O/2013/2295** – Kentwood Farm West (Phase 2)

Outline Application for the development of up to 225 dwellings and associated works at Kentwood Farm West (Phase 2 of the North Wokingham Strategic Development Location) (all matters reserved). (Approved)

**F/2012/2031** – Erection of 30 dwellings with associated access, landscaping and car parking on Land east of Buttercup. (Approved)

Land East of Buttercup Close (planning ref: F/2012/2035) for 65 Plough Lane (planning ref: F/2011/0182 / appeal ref: X0360/A/11/2152037/NWF) for proposed erection of two 4 bedroom detached dwellings with associated access, landscaping and parking.

Approved under planning ref: F/2013/2515 (30/05/14).

Scoping Opinion (ref: SO/2007/2997) was undertaken for 2500 dwellings, community centre, medical centre, retail centre, nursery and primary school. This set out that an environmental statement was required.

**SUMMARY INFORMATION**

Site Area	(Overall area approx. 34 ha)
Thames Basin Heath SPA	7km
Dwellings	82 (total site up to 760)
School	2.3 ha site
Public Open Space	Approx. 8.5 ha
Children's Play	LEAP (800m <sup>2</sup> ) and NEAP (1600m <sup>2</sup> ) plus a contribution for off-site provision

Allotments  
Parking

1.34ha - Off-site provision  
Dependant on Housing Nos. but in  
accordance with parking standards

## CONSULTATION RESPONSES

<b>Berkshire Archaeology:</b>	No archaeology issues with the application
<b>Countryside Officer (Biodiversity) and Public Open Space:</b>	No comments.
<b>Environmental Health:</b>	No Comments.
<b>Environment Agency:</b>	No comment provided. The proposed details comply with the planning conditions we requested on the outline planning permission, together with any advice provided previously.
<b>Highways and Drainage:</b>	Parking and layout issues now addressed subject to amended plans/conditions. Drainage plans submitted for the site considered acceptable
<b>Highways Agency:</b>	No objection. To minimise any potential impacts to SRN, we would strongly recommend that the promoters of the development seek opportunities to encourage trips outside of the peak periods during both the construction and operational phases of development. This might be through a travel plan and a Construction Transport Management Plan to support the proposal and would be conditioned.
<b>Network Rail:</b>	No objection.
<b>Historic England:</b>	Application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.
<b>Housing:</b>	Proposed mix of affordable units considered acceptable.
<b>Landscape and Trees:</b>	Revised layout and reduction of two units has created additional space for a more positive relationship of the built development with the public realm creating more opportunities for planting. Further required details can be dealt with by conditions application.
<b>Land Use and Transport (Policy):</b>	Principle of development accepted.
<b>Natural England:</b>	<p>The advice provided in our previous response applies equally to this application although we made no objection to the original proposal.</p> <p>Advice provided for Phase 1 RM: No objection – SANG provided to mitigate impacts on Thames Basin Heaths SPA; freehold of SANG should be transferred to WBC with commuted sum to cover management in perpetuity. NE would expect LPA to consider the possible impacts upon local sites and local landscape character; measures to enhance biodiversity of the site should be secured from the applicant.</p>



<b>Royal Berkshire Fire and Rescue Service:</b>	Requirement for fire hydrants on the site.
<b>Sport England:</b>	The proposed development is not considered to fall either within our statutory or non-statutory remit
<b>Thames Valley Police (RPS):</b>	No comments.
<b>Waste Services:</b>	General guidance on waste and recycling services for new development provided.
<b>Access Officer:</b>	No comments.
<b>Scottish and Southern Energy:</b>	No comments.
<b>Southern Gas Networks:</b>	Due to presence of low/medium/intermediate pressure gas main in proximity to the site, no mechanical excavations to take place above or within 0.5m of low pressure system, 0.5m of medium pressure system and 3m of intermediate pressure system. Positions of mains should be confirmed using hand dug trial holes.
<b>Reading Borough:</b>	No comments.
<b>Bracknell Forest Council:</b>	No comments.
<b>Thames Water:</b>	Recommend partial discharge of conditions 38-41 (officer note – these conditions are subject to a separate application).

## REPRESENTATIONS

### Local Residents:

No individual letters of representation have been received in response to the consultation exercise

**Emmbrook Residents Association** – Combined response to reserved matters application and conditions application (160914)

- Development density: density figure of 22 dwellings per hectare is misleading given that the open space and streamside recreational park is part of the open space provision for the whole site. Consider the density to be nearer to 44dph. Officer note: Paragraphs 26-29 refer.
- Noise: Reference to the Technical Note on Noise stating that the dwellings located nearest to Twyford Road and the NDR will suffer the worst levels of noise pollution, requiring higher sound reduction index windows. ERA therefore question placing higher density development beside such roads. The technical note noise modelling is based on projected 2026 traffic figures and call for both blocks of flats and 13 houses to be fitted with higher SRI windows together with noise barriers to protect some of the gardens – this is an indication of how noisy the site will be. Officer note: Paragraphs 38-41 refer.
- Appearance and layout: Architecturally the proposal offers nothing innovative or interesting in the design of the dwellings; At odds with the Design Statement which refers to the site having the “opportunity for a unique architectural style” and fails to recognise the significance of this site being the “gateway” into the development; Layout is dominated by roads and vehicle access ways in a manner that older style

developments are not – demonstrated by length of road per dwelling as being 5.5m compared with around 6.3m on Joel Park development and 11.5m on Matthewsgreen Road.

- The design of the two 3-storey apartment blocks is particularly disappointing, given their prominence and dominance at the main development gateway. Officer note: Paragraphs 5-15 refer.
- Parking provision: The Design Statement states that the parking provision meets WBC's requirements, a number of driveways have a garage, plus two parking spaces which will limit their usage given that residents will be reluctant to block a vehicle in with another – this will lead to use of the visitor and unallocated spaces; Provision of visitor car parking spaces is not evenly distributed throughout the site; Particular concern regarding parking for the two apartment blocks, restricted to one space per property. Majority of the owners of these units are likely to own 2 cars, however, only 2 visitor spaces in the vicinity; consider the parking provision to be insufficient by around 15 spaces.
- Refuse collection: Clear information has not been provided on refuse collection for the site: the plans indicate a bin collection point opposite plot 34 on the northernmost cul-de-sac which would be unacceptable as the only refuse and recycling collection point for the development; any alternative would involve the refuse vehicle stopping at points throughout the development which would block egress to the development due to limited widths of roads and access ways. Officer note: Paragraphs 48-54 deal with parking and refuse collection.
- Flatted developments: The small provision of amenity space for the 24 units is inadequate; the noise profile shows that in both cases the green space adjacent to the blocks will be heavily polluted by noise from the roundabout and the NDR. Officer note: Paragraphs 30-36 deal with residential amenity; paragraphs 38-41 deal with noise.

A further letter dated 10<sup>th</sup> July 2016 has been received from the Emmbrook Residents Association following a re-consultation on revised plans. The majority of the comments made above remain. Summary of additional comments:

- Note that the two 3 storey blocks have been designed to reduce their bulk and give a more modern appearance. May be considered acceptable in themselves but do not sit well with the more vernacular style of the adjacent houses.
- Balconies have been included in the new design of the apartment blocks which will suffer noise pollution as identified within Noise Profile

**Wokingham Town Council** – Combined response to reserved matters application and conditions application (160914)

- Layout and appearance: Major objection is positioning of Plots 69-80, 1-12 and 81-84, which are the large three storey buildings adjacent to the NDR and main entrance vista to the Phase 2 development – these buildings considered totally inappropriate in terms of scale and mass and out of keeping with the immediately surrounding buildings and countryside opposite; Flats seem to lack any amenity space contrary to policy; Conditions of original outline permission stated that larger buildings would be located toward the centre of the development away from key vistas; the buildings do not comply with this – if they were located on the northern most boundary of the development they would aid in the reduction of noise from the adjacent road network; Density of the properties is likely to be above maximum recommended; Plots 69-80 overlook plots 67 & 68; not clear how refuse for plots 13-19 will be collected
- The proposed buildings appear monolithic with little or no variation in design and appearance; totally out of keeping with the properties approved for Phase 1; no quality of design; uninteresting frontage with an odd mix of architectural styles. Officer note: Paragraphs 5-15 deal with design issues; paragraphs 30-36 deal with residential amenity and layout.
- Internal Road Structure: Road narrows to 4.8m in a number of places – insufficient for a refuse vehicle and car to safely pass each other, or a parked vehicle; Parking provision

insufficient; many driveways are not long enough to allow the garages to be accessed whilst a car is parked in the drive – will result in parked vehicles protruding onto the public highway; Consider the area of shared surface will remain unadopted and adoptable standard is not possible given the density; Length of shared surface spine roads is likely to be dangerous; Channel blocks on some of the roads is against current guidelines for traffic calming; use of block paving on shared surface areas is often noisy when driven across; inability for refuse, delivery, removal vehicles to safely access far ends of shared surface areas is not acceptable – turning areas must be provided

- Parking provision: Number of spaces stated in design statement does not match those provided on the plans. Officer note: Paragraphs 42-54 refer
- Gardens: Do not appear to meet Borough standards; number of plots seem to have no external access to rear gardens. Officer note: Paragraphs 30-36 refer
- Flood Plain: Plot 32, and parts of 33 & 31 are in the 1:100 yr projected flood area – the road is the only spine road to have surface drainage rather than porous brick surfacing; assume this is acknowledgement of higher flood risk.
- Drainage: Drainage plans do not appear to detail any foul or surface water drainage to a majority of the plots and appear incomplete
- Attenuation ponds: The attenuation pond will become stagnant in dry weather; methods should be found to keep water flowing in the pond or of water agitation to prevent build-up of odour gasses. Officer note: Paragraphs 57-63 refer
- CEMP: Submitted as an addendum to the Phase 1 CEMP. The original contains useful protections and initiatives to protect and inform residents, but too many clauses such as 'where possible' and 'if practical'. Such protections carry little weight regarding enforcement. Due to issues with Phase 1, recommend a new plan be issued removing the clauses and providing an enforceable plan.
- The addendum states construction work will start at 7am – totally against this and request a new CEMP to be issued which is compliant with conditions applied to other developments. Officer note: Paragraph 35 refers
- Landscape and Ecological Management Plan: Provision of landscaping of areas for recreation is welcomed; would like to know how any flooding of the area will be managed once landscaping is carried out. Officer note: Paragraph 63 refers

**Joel Park Residents Association** – No response received.

**The Wokingham Society** – No response received

**Berkshire, Buckinghamshire & Oxford Wildlife Trust** – No response received

## **PLANNING POLICY**

National Planning Policy Framework

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP9, CP10, CP11, CP13, CP14, CP15, CP17, CP20 and Appendix 7.

Managing Development Delivery Development Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.

Appendix 2 (Car Parking Standards).

North Wokingham Strategic Development Location SPD adopted October 2011.

Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.

Affordable Housing SPD adopted June 2011.

Sustainable Design and Construction SPD adopted 2010

Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012

## **PLANNING ISSUES**

### Principle of development

- 1) The principle of development has been established by outline planning permission ref: O/2014/2242; for up to 760 dwellings, primary school, neighbourhood centre, community facilities, Northern Distributor Road and associated works including open space. The application site is located within the North Wokingham Strategic Development Location (SDL) (Policy CP 20) and forms part of the 1500 houses allocated within North Wokingham. Therefore the broad principle of development at this location is acceptable and remains consistent with Core Strategy policy CP20.
- 2) The outline consent was subject to an Infrastructure Delivery Plan and s106 legal agreement, which secured the coordinated delivery of the infrastructure necessary to support the development. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services and on-site provision of a SANG, affordable housing, allotments and open space in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document (the Infrastructure SPD).
- 3) The details approved under the outline planning consent established parameters for the development including general site layout including location of the housing, open space, density and general heights of buildings. The local provision of Suitable Alternative Natural Greenspace (SANG) was secured under a different consent (ref: F/2014/1216)
- 4) The transport network was also established, this included the route of the Northern Distributor Road and other roads and paths within the development site, including paths within the SANG area. The approach was set out within the Design and Access Statement (DAS) and other supporting documents and plans.

### Design, scale appearance and layout

- 5) Condition 12 of the Outline consent requires a Design Statement to accompany all applications for reserved matters. The Statement should explain how the proposals conform to the approved Design and Access Statement (DAS). In accordance with Condition 12 of the Outline application, a Design Statement has been submitted in support of this reserved matters application which sets out the approach being undertaken within this scheme. Appendix 1 of the Design Statement includes 'The Pattern Book' which was also submitted as an appendix to the approved design and access (DAS) submitted under the Outline consent.
- 6) Policies CP1, CP2 and CP3 and Appendix 7 of the Core Strategy and the NW SPD state that architectural design should be high quality and distinctive while considering the prevailing character of the area which should be maintained and enhanced. The submitted Design Statement accompanying this application seeks to demonstrate how the proposal accords with the above relevant guidance and how it responds to the Pattern Book contained within Appendix 1 of the approved Design and Access Statement.
- 7) In terms of the design approach within Phase 2a, the development would largely comprise traditional residential houses, consisting of detached, semi-detached and terraced properties of 2 to 3 storeys in height. The streetscene along the frontage onto the NDR would comprise two 3-storey apartment blocks and two sets of 3 storey semi-detached properties. This is in line with the heights parameters plan

established at the outline application stage. There would also be a number of other 3 storey properties positioned on either side of the main spine road running up through the site.

- 8) The original design and appearance of the dwellings submitted under this application were not considered to be acceptable. These were considered to be poorly thought out and lacked design quality. The main concerns related to the appearance, scale and bulk of the 2 apartment blocks, as well as the general wholly brick elevational treatment of the dwellings throughout the site. The scheme has been revised to seek to address concerns raised by both Council officers, Wokingham Town Council (WTC) and the Emmbrook Residents Association (ERA).
- 9) The internal street layout within the development has altered slightly from the indicative arrangement shown at the outline stage. Within the outline application, the main road through the site continued up and around to the east of the site. Within the proposed scheme, the main road still comes off the NDR (in line with the outline) and continues up through the site extending round at the top of the site, but terminates at the north eastern corner of the residential area of the site. There are smaller cul-de-sac roads coming off the main road, and given they will not be through routes, they are largely proposed to be shared surface roads.
- 10) The proposed heights are considered acceptable and comparable with both the heights permitted in phase one, and also with the indicative heights plan approved at the Outline Stage for this phase. Officers note that WTC do not consider that the taller buildings should be located along the frontage of the site. However, as mentioned above, this is in line with the general heights plan considered at the Outline stage. It is also considered usual for larger buildings to be positioned along a main road within the street hierarchy of an area, with smaller scale properties located along the secondary roads. It is also considered that the taller buildings proposed in Phase 2a will be likely to be more compatible with other larger buildings which will also be located adjacent to the site along the NDR, such as the primary school on the neighbouring site to the west, as well as the neighbourhood centre further along the NDR to the West, both of which will be the subject of future reserved matters applications. Locating the smaller scale buildings to the north of the site also make the relationship with the countryside beyond more appropriate.
- 11) A key aspect to achieving high quality development in any location is the use of materials and use of hard and soft landscaping incorporated within a development. In this respect, the materials proposed for the houses are considered consistent with the general character and appearance of Wokingham. The revised elevational treatments would comprise a mixture of brick elevations, and combinations of brick and render, similar to Phase 1. It is considered that the various proposed elevational finishes would help to break up the overall colour, texture and mass of the development and provide some variety to the general appearance within the development. These combinations of materials are considered to be an improvement upon the original submission which proposed wholly brick elevations throughout. This detailing will help improve the overall appearance and character of the development.
- 12) The roof material to the houses would comprise grey artificial slate which is also considered acceptable. Following the amendments to the scheme, it is now considered that the overall approach to the design and external finishes would be compatible and complementary with Phase 1, and also appropriate to the character and appearance of the development and surrounding area and would now provide a successful and well designed scheme.
- 13) The two, three storey apartment blocks containing flats within the development have

been redesigned from what was proposed within the initial submission. This followed comments from Wokingham Town Council, The Emmbrook Residents Association and officers. The original design proposed 3 storey blocks with pitched roofs, with wholly brick elevations and the units within the blocks had no private amenity spaces. The applicant was advised that the proposed design was bland, appeared excessive in scale and was therefore considered unacceptable and needed a significant redesign. The revised design now takes on a more modern design approach, however, the materials proposed are reflective of those being used on the other properties across the development and will comprise a combination of brick and render, along with rainscreen cladding around the larger windows on the curved elevations. The roofs are now flat rather than pitched which reduces their overall height and bulk, and combined with the introduction of balconies to these buildings to provide private amenity space, they are considered to appear appropriate in scale, bulk and appearance, in the context of their setting. They also set a separate character for this part of the site which is important given the scale of the wider development site for up to 760 units.

- 14) An important aspiration of the SDL's is to achieve good design which reflects the existing styles and characters but does not simply replicate and copy the traditional design. In this case, the overall design approach, that is the massing, scale and appearance, is now considered to be successful, and while reflecting the character of Wokingham, is also establishes its own character within North Wokingham, providing a high quality scheme within NW SDL.
- 15) The use of appropriate materials (i.e. bricks / render / slate, windows, soffits etc) is key to the successful delivery of the appearance of any development, and it is essential to ensure that the materials used are of high quality in appearance and would weather well. The broad pallet of materials proposed (where brick / render and in what combination) is now considered to be appropriate for this development, however, samples of the materials will be required to be submitted and controlled by condition 3 to ensure they are of an acceptable quality.

#### Landscaping, Ecology and SANG

- 16) In accordance with Condition 2 of the outline, the applicant has submitted landscaping details with this application. It should however be noted that landscaping detail is being considered and dealt with in more detail under conditions application (ref: 160914) in accordance with condition 14 of the outline consent.
- 17) The revised layout and the reduction of two units on the site has created additional space within the scheme for a more positive relationship of the built development with the public realm and creating more opportunities for planting to improve the visual amenity of the proposed development including the main access into the site. It is considered that landscaping is key to the delivery of a successful scheme. The location and type of street furniture, boundary treatments, hard landscape materials and soft landscape planting are reflected in the concepts set out within the Design Statement and other landscaping details submitted with this application with the details of these being considered via the conditions application. However, this needs to be balanced against the need to provide housing.
- 18) The landscaping proposed within Phase 2a incorporates a section of the streamside park which runs along the northern boundary of the site, and extends across the top of the adjoining school site to the west. This will contribute towards the overall setting of the development, providing green views through the site, but will also serve as an open amenity area accessible for all future residents across the wider development. There will be a surface water attenuation pond located within this section of the streamside park. The eastern boundary of the site is also proposed to be planted to

provide a soft woodland edge to the development along its boundary with Twyford Road. This area has been extended since the initial submission by moving the western site boundary out by 5metres. It should be noted that this does not impact upon the adjoining school site proposals, but has enabled further landscaping to be introduced within the site, notably along the eastern edge, but also along both sides of the main road running up through the site. The planting would represent a mixture of native species throughout the development with a variety of planting types. The details of this will be dealt with by condition 14 of the outline application which is currently the subject of a separate conditions application.

- 19) Across the rest of the development, the landscaping proposed for the immediate setting of the housing would comprise sections of hedge or blocks of shrubs within front gardens to run parallel with the highway/footway, thus creating a sense of enclosure and creating a green corridor along the access roads. A number of street trees are also proposed to be planted within larger front gardens at intervals along the access roads and within the parking courtyards. This approach is considered acceptable as it is important in terms of not only breaking down the hard landscaped appearance of the roads but also in creating a pleasant residential environment for future and existing residents. It is considered that the overall landscaping proposals will ensure an appropriate setting for the development both visually, but also in terms of the residential amenities of future occupiers. However, as previously mentioned, the detailed landscaping proposals will be considered within the details submitted under the conditions application. Detail such as boundary treatments, which also play an important part to the overall setting and appearance of a new development, will also be considered under a separate conditions application.
- 20) There are two TPO trees on site, one of which is proposed to be removed due to poor health, which is accepted, and the protected Oak (T8) will be retained. The retention of this tree will require the section of the road adjacent to it to be of a no-dig solution to reduce the impact of road construction on the roots to the eastern side. However, this issue will be dealt with under details submitted under condition 16 which is being considered under conditions application 160914.
- 21) Given the sites location within 7km of the Thames Health Basin Special Protection Area (SPA), there is a requirement to provide SANG as part of any residential development to mitigate its impacts upon the SPA. The proposed SANG associated with this development has already been approved under planning application ref: F/2014/1216. This is located off-site on land to the northwest of this site. The SANG site provides sufficient SANG and open space to provide adequate mitigation for the new residential development on the SPA. The SANG will need to be transferred to the Council with a maintenance contribution which was secured as part of the s106 associated with the outline consent. The laying out of the SANG and works are required before any occupation.
- 22) The SANG comprises informal open space comprising mainly open grass areas, planting, ponds and Emmbrook river (which will form a wetland) and a network of informal public footpaths including two new bridges to form a circular walk. The SANG area is intended to provide a local a natural landscape which promotes ecology and will prevent people travelling to the SPA.
- 23) No parking is required for this SANG given the proximity of the development site however improvements to the paths linking the SANG site to the development site are required (Emmbrook Vale park (completed) and pedestrian crossings on Toutley Road and Old Forest Road).
- 24) In relation to ecology on the site, Core Strategy Policy CP7, carried forward by MDD DPD Policy TB23, requires appropriate protection of species and habitats of

conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. This was assessed as part of the outline scheme. Further ecological details for this phase are dealt with under conditions application 160914 and include details relating to condition 20 (Ecological Permeability) and 24 (Landscape and Ecological Management Strategy (LEMS)) of the outline consent.

- 25) The Council's landscaping officer has reviewed the proposals and is generally satisfied with the overall landscape proposals and approach being undertaken for the site, that is, the proposed layout can accommodate landscaping. As such the proposed areas for landscaping, open space and biodiversity promotion are considered to be acceptable as part of the reserved matters submission. As advised above the detailed landscaping and ecological details are being considered as part of conditions application ref. 160914, which is being considered separate to this submission.

#### Density of development and housing mix

- 26) The Council under policies CP5, Wokingham District Local Plan Policy saved Policy WH1, MDD DPD Policy TB05 and the North Wokingham SPD seek a mix and balance of densities, dwelling types and sizes in all new developments.
- 27) The outline application established an approximate density of 30 dwellings per hectare (dph) across the site as a whole. This density is similar across adjacent residential areas and is in accordance with that set out within the adopted Core Strategy and SPD's. At the outline stage, the indicative dwelling distribution plan showed 84 dwellings located within the Phase 2a area. This application initially included 84 dwellings, in line with the outline consent, however, this has subsequently been reduced to 82 units in order to accommodate site layout improvements. The site density has been raised both by Wokingham Town Council and the Emmbrook Residents Association. However, whilst the density of Phase 2a site when taken in isolation from the wider development site, is likely to exceed the 30dph figure (given the presence of the 2 apartment blocks) the dwelling numbers remain within those identified at the outline stage, and therefore the overall density of the wider Matthewsgreen development remains consistent with the Outline consent. Furthermore, for the reasons set out within the remainder of the report, the number of units as proposed is considered acceptable and will contribute to the delivery of housing within the Borough, for which there is an identified need.
- 28) There would be a range of dwelling types and sizes, proposing an overall mix of dwellings broadly in line with the target mix set out in the Wokingham District Local Plan. As advised, the majority of the properties proposed would be houses with two larger blocks housing 12 apartments in each. The development would provide a mixture of house types, detached, semi-detached, terraced as well as a mixture of flats. The housing mix is considered appropriate and the different dwelling types help to create different areas of character within the development and reflect the residential nature of the development whilst providing variety to the appearance and character of the development.
- 29) With respect to affordable housing provision on the site, the outline application for the whole of the SDL included 35% affordable provision, comprising 22% provision on site and a commuted sum towards off-site provision. The affordable homes to be provided on the site comprise the apartment block positioned on the corner of the NDR and the access road into the site (6x1bed flats, 6x2bed flats), the terrace of 6 dwellings to the rear of the apartment block (6x2bed houses) and 4 other 3bed houses located along the second cul-de-sac road in the development. There are no objections to the level or quality of the affordable housing being provided and the



units accord with the Council's standards as advised elsewhere in the report. The design of this housing is tenure blind, in that it is similar in appearance to the market housing.

#### Residential amenity and layout

- 30) The NPPF, Core Strategy policies CP2 and CP3 and NW SPD seeks to ensure that all new development should be high quality in design and does not cause detriment to the amenities of adjoining land users or their quality of life. The Council within its adopted Residential Design Standards reinforces this and sets out the minimum standards it expects new developments to accord with in terms of garden sizes, separation distances and internal floorspace standards.
- 31) In terms of amenity areas, the proposed houses all include private rear garden areas while the flats have balconies. Whilst there is limited communal amenity space associated with the flats, it is considered that access to external amenity spaces in the locality is good. Public open space is located close by and will be easily accessible. The streamside park will be accessible to all residents, and there will also be a Neighbourhood Equipped Area of Play (NEAP) on the adjoining school and community use site, as well as a Local Equipped Area of Play (LEAP) elsewhere within the overall development. All of these spaces would be easily accessed by future residents and therefore providing good levels of public accessible open space on the site. These areas, together with linkages with the SANG / open space areas are considered to be of good quality. For these reasons the approach to amenity and open space is considered acceptable.
- 32) The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the revised scheme complies with this guidance. The guide also sets out the standard for private gardens and recommends that gardens should be minimum 11m in depth, roughly rectangular in shape, receive direct sunlight for some of the day, be capable of accommodating activities such as sitting, play, clothes drying and provide a secure external access to provide access to outside storage including cycle stores. The majority of the dwellings either meet or exceed the above guidance and although some of the properties' rear gardens are not 11m (maximum shortfall of 1m), and some would not have direct external access, the overall positioning and layouts of the gardens within the scheme are considered acceptable. Therefore, the identified minor shortfalls are not considered to be justified reason to withhold the granting of planning permission. This is particularly so when considering the acute need for housing delivery in the borough and the fact that overall, the gardens broadly comply with the Borough Design Guide's criteria. It is therefore considered that the future occupiers would be afforded sufficient levels of privacy and amenity.
- 33) With respect to internal floorspace of the units, the Borough Design Guide, the Affordable Housing SPD and the Policy TB07 of the MDD DPD establish internal space standards for new dwellings, setting standards for both the gross internal area (GIA) and the minimum combined area of the living, kitchen and dining spaces for houses (the GIA requirements for market and affordable housing differ slightly). The scheme has been designed in accordance with this guidance. These standards are considered particularly important when assessing smaller units or flats where living accommodation is more constrained. However, all of the units accord with the required standards. Therefore it is considered that the quality of accommodation proposed would provide good levels of residential amenity and as such is considered to be acceptable.
- 34) In terms of the security, the streets and parking areas would be overlooked.

- 35) To minimise disturbance to residents, Condition 3 of the outline consent required details of phasing while Condition 9 required approval of a Construction Management Plan before development. Condition 10 controls the hours of work. Whilst the Construction Management Plan (CEMP) for this Phase is being assessed under conditions application 160914, Wokingham Town Council raised concern that a 7am start time is referred to within the CEMP. Whilst the CEMP is not relevant to the determination of these reserved matters, it should be noted that the reference to starting at 0700 relates to movement of light goods vehicles/cars and not to construction work commencing on site. This was also referred to within the approved Phase 1 CEMP. A revised CEMP has, however, been requested to deal with the submission being an addendum to the Phase 1 approved CEMP.
- 36) In terms of light pollution, lighting is controlled by Condition 8 of the outline which requires a lighting strategy to be submitted prior to installation. This will ensure adequate lighting is provided without unnecessary harm to the local environment or to residential amenity.

#### Relationship with nearby properties

- 37) Given the location of the Phase 2 development in the north eastern corner of the site, the nearest existing residential properties are located some distance away at the entrance to Cantley Park. Therefore, the development will not cause detriment to the amenities of the nearest residential properties. Separation distances are adequate and the Design and Access Statement for the outline scheme advised that the layout was developed in accordance with the layouts of neighbouring residential developments and would meet the Council's standards for spacing of development and private amenity space as set out in the Borough Design Guide. As is shown the reserved matters proposals do overall, achieve these. On this basis, it is considered that the scheme will not result in significant harm from loss of light, overlooking or overbearing issues to the existing neighbouring properties.

#### Noise

- 38) Core Strategy Policy CP1 and MDD DPD Policy CC06 directs development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.
- 39) The main noise sources that affect this development site are A329(M), Toutley industrial site, the NDR and Twyford Road. It should be noted that National Planning Policy Framework does not expect noise to be considered in isolation, separately from the economic, social and other environmental dimensions of proposed development.
- 40) The ES submitted with the outline application assessed noise impacts and concluded that the majority of the site falls where noise is not a problem. This included impacts upon existing properties from noise and also to proposed properties adjacent to Toutley. However the ES does indicate that some properties, those with facades facing onto the NDR could fall into areas where noise can be an issue, particularly during the daytime. This is unavoidable.
- 41) Within this reserved matters application, the properties potentially affected by the NDR would be those located along the southern boundary of the site. The Twyford Road also runs adjacent to the eastern side of the site. However, a condition was imposed on the outline application which requires a scheme of works, to ensure the protection of the occupiers of the development (including the residual accommodation, open spaces and the school) from externally generated noise

for each sub phase (condition 51). This is being considered within the separate conditions application 160914.

#### Access and movement

- 42) Core Strategy Policies CP1 and CP6 and MDD DPP Policies CC08 seek to manage travel demand by a variety of measures CP10 and CP20 identifying specific measures relevant to the North Wokingham SDL including provision of the North Distributor Road, improvements to capacity along the A329 and A321 corridors, improved provision for travel by means alternative to the private car. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol) mitigation was secured through a combination of conditions and the S106 legal agreement.
- 43) It should be noted that this proposal merely looks at the internal layout of Phase 2a and new accesses and not the wider highway issues. The section of the NDR through the development falls outside of Phase 2a and accesses have already been approved under the outline approval.
- 44) Other local highway improvement works are also being constructed (including the new access off Twyford Road) but these do not form part of this submission.
- 45) The routes within the site will have a clear hierarchy, with the NDR providing an east – west route. The roads on Phase 2a are clearly residential streets with on and off-street parking and shared surface areas. All roads are designed in accordance with Manual for Streets. It is considered that the overall approach of the routes are considered acceptable.
- 46) In the event that dwellings within this Phase commence occupation prior to the completion of the NDR, access to local shops, services and the SANG by foot/cycle or car will be possible from the east end of the NDR which connects to the newly constructed Twyford Road roundabout.
- 47) In summary the proposals are therefore considered acceptable for Phase 2a.

#### Parking

- 48) In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, the reserved matters will incorporate parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated parking.
- 49) The layout of the parking for this Phase has been revised since the initial submission, in line with officers comments. Allocated parking is proposed on the site by a combination of on-plot parking (drives, garages and carports), formally marked-out parking bays within the public realm areas and communal parking areas serving the flats and houses. On-street parking will also be incorporated as a means of managing the flow of traffic and vehicle speeds thereby improving road safety and preventing rat-running. Wokingham Town Council commented that the driveways are not long enough to allow access to the garage whilst a car is parked on the drive and may result in parked vehicles protruding onto the public highway. However, following revisions to the layout of the scheme, this issue has been addressed. The Emmbrook Residents Association consider that tandem parking on the drives will limit their use as owners will be reluctant to block a vehicle in with another, leading to inappropriate parking and use of the unallocated and visitor spaces. However, Condition 29 of the Outline approval requires the submission of a parking management strategy for the management of on-street parking to be submitted to the Council for approval which will need to address issues such as those raised

above.

- 50) The applicant has submitted a parking schedule which demonstrates that the overall parking provision reflects the Council's current standards and would total 195 spaces comprising 119 allocated, 34 garages, 9 carport spaces, 12 unallocated and 21 visitor spaces, which is considered acceptable, subject to a minor amendment involving some visitor spaces being switched to unallocated spaces. Amended drawings are anticipated in advance of committee and members will be updated by way of an addendum.
- 51) A number of the unallocated parking spaces are located adjacent to the affordable housing and flat block to the west of the site and are considered to be generally well located in relation to the units they are intended to serve. It should be noted that the Registered Providers generally prefer this approach to parking as it reduces management issues which may arise with allocated parking. Overall the amount of parking is proportionate to the dwelling mix.
- 52) Where communal parking is proposed, both for the affordable and private apartment blocks, these would be overlooked by dwelling units and therefore offering security. These are necessary to accommodate the level of development and parking required within the development and as such the communal parking areas are considered acceptable. The visitor spaces are now dispersed more evenly throughout the site and are considered acceptable.
- 53) Refuse bins for the two apartment blocks are located within designated stores within the car parks. These are located close to the entrance of the car parks, for ease of collection for refuse vehicles. WBC's refuse team no longer favour designated collection points within developments. Tracking information has been provided to demonstrate a refuse vehicle will be able to collect waste from the development in accordance with WBC guidance. The main spine road has also been widened since the initial submission, such that a car would be able to pass a refuse/delivery vehicle.
- 54) As previously advised, no parking is required for the SANG given the proximity of the development site

#### Cycle parking

- 55) Condition 27 (Cycle Parking) of the outline consent requires details of cycle storage and parking to be provided. The Council's parking demand assessment recommends provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings. The reserved matters incorporate cycle storage in line with the Council's standards.
- 56) Cycle storage is proposed within garages (3 x 7 metres internal dimensions) where they are available and sheds will be provided for those properties that do not have garages. There is also a cycle parking area provided for the larger flat blocks. For the occupiers of the flat, separate cycle stores will be provided within the communal parking area in order to provide secure storage of bikes. These need to be secure and overlooked. This strategy is considered acceptable.

#### Flooding and Drainage

- 57) Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and NW SPD generally requires provision of a comprehensive system for water

management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.

- 58) At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding, as indicated by Flood zone 1 on the Environment Agency's Flood map.
- 59) Drainage was fully assessed at outline stage, the Council and the EA were satisfied that the site has sufficient storage capacity and that the provision of SUDs, which will incorporate flood attenuation ponds, can be accommodated on-site and will mitigate the impacts of the development. The benefit of SUD's over the existing field use is that these should improve the current situation by preventing water from running off the land too quickly. However, in order to ensure no harm occurs, a surface water drainage scheme for the site, based on sustainable drainage principles is required to be submitted for review as part of the conditions imposed (Condition 39). This is being considered under the conditions application 160914.
- 60) WTC raised concern that the submitted plans do not appear to detail any foul or surface water drainage to a majority of plots and appear incomplete. As mentioned above, drainage details have been submitted under the conditions application and have been reviewed by WBC drainage engineer who considers the details to be acceptable. Moreover, Thames Water have recommended partial discharge of the site wide conditions relating to existing sewerage improvements and impact studies (conditions 40 & 41).
- 61) An attenuation pond is proposed within the streamside park and WTC raised concern that this may become stagnant. However, the applicant has confirmed that the pond is designed as a dry basin. WBC's drainage engineer has reviewed the submitted drainage information and also confirms this to be the case, in that the pond will empty when water levels drop and would be unlikely to become stagnant. Notwithstanding this, the future management of the pond will become the responsibility of WBC when the Streamside park is transferred to the Council, and should any problems arise, WBC will address accordingly. This is therefore considered acceptable in this respect.
- 62) A further issue raised relates to part of the road at the northernmost end of the site being located within the flood zone line. The applicant has advised that in a 1:100 year flood event, water up to a depth of 80mm may occur on the road. Therefore, in order to address this issue, a condition is proposed which will require the submission of a scheme of mitigation which demonstrates how the flood risk to the northern section of road will be alleviated (condition 7).
- 63) Wokingham Town Council commented that they welcome the provision of landscaping of areas for recreation but questioned how any flooding of the area would be managed once the landscaping is carried out. As mentioned above, the future management of the streamside park will become the responsibility of the Council and as such, should any issues arise such as flooding, this will be dealt with by WBC accordingly.

#### Sustainable Design and Construction

- 64) Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD DPD policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May

2010) also emphasise this.

- 65) However, the Government has implemented a new approach for the setting of technical standards for new housing. This has rationalised the pre-existing and many differing standards into a simpler, streamlined system. The Government set out its policy on the application of these standards in decision-taking and plan-making in a written Ministerial Statement. The statement withdrew the Code for Sustainable Homes. As the Code for Sustainable Homes has been withdrawn, WBC can no longer require building to Code Level 4 as a condition to planning consent. However, Part L of Building Regs effectively requires the equivalent energy efficiency as Code Level 4. Given the Government's new approach for the setting of technical standards, Bovis have currently got an application in with the LPA for the removal of condition 44 of the outline permission. Committee therefore need not consider this matter further under this Reserved Matters planning application.

#### Archaeology

- 66) Core Strategy Policy CP3 and MDD DPD Policy TB25 require the archaeological impact of development to be taken into consideration. Condition 50 of the outline consent required an archaeological written scheme of investigation to be completed for each phase. This is being undertaken and will be submitted separately, however, Berkshire Archaeology raised no objection to this reserved matters application.

### **CONCLUSION**

Following revisions, the reserved matters are considered to be consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the North Wokingham SDL. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.

**NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported**

### **CONTACT DETAILS**

<b>Service</b>	<b>Telephone</b>	<b>Email</b>
Development Management	0118 974 6451	development.control@wokingham.gov.uk