

Agenda Item 29.

Development Management Ref No	No weeks on day of committee	Parish of	Ward	Listed by:
153247	30	Wokingham Town	Norreys / Hurst	Major Development

Applicant The Keephatch Beech Consortium

Location Keephatch Beech, North Wokingham

Proposal Reserved Matters application pursuant to Outline Planning Permission O/2014/2435 (Development comprising 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public open space and landscaping, allotments, acoustic mitigation, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm) granted on 27/03/2015. Detailed matters of access, layout, landscaping, scale and appearance to be considered.

Permission is also sought to discharge conditions of planning permission O/2014/2435, as follows: 3 (phasing strategy), 5 (materials), 6 (levels), 17 (earth mounding), 18 (bats), 19 (ancient woodland), 20 (hedgerows), 21 (veteran trees), 22 (Landscape and Ecological Management Plan), 25 (air quality), 26 (cycle parking), 32 (vehicle tracking), 43 (Code for Sustainable Homes), 44 (energy strategy), 45 (water consumption), 46 (water butts/composting), 47 (refuse storage), 51 (noise bund), 57 (affordable housing), 58 (open spaces and SANG), 59 (SANG access) and 62 (allotments).

Type Reserved Matters Application

PS Category 1

Officer David Smith

FOR CONSIDERATION BY Planning Committee on 20th July 2016

REPORT PREPARED BY Strategic Delivery Manager

SUMMARY

The application relates to the Keephatch Beech development site; a site comprising 21.25 hectares, which is situated 2km to the east of Wokingham town centre, directly adjacent to the A329 (M).

Outline planning permission for the development of the site for 300 dwellings, up to 800sqm of restaurant/pub floorspace and a park and ride facility was granted under planning application O/2013/0565 on 27/03/2015. At the time it determined the planning application, WBC accepted and established the principle and quantum of development on the site. The current application is a reserved matters application submitted pursuant to the original outline consent. The purpose of this application is to provide further detail in respect of the layout, scale, appearance, landscaping and access. The application follows the general parameters established and approved under the outline planning consent. Details of the scheme are included in appendix A.

The application site sits within the development Plan allocated North Wokingham Strategic Development Location (SDL). The overarching vision for the SDL is to provide a coordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links. The development contributes it's 'fair share' towards the provision of infrastructure identified as necessary to facilitate the SDL development through both on site provision and contributions towards off-site facilities; matters of which were secured in the conditions and S106 agreement of the outline consent.

This development would be a sustainable urban extension to the existing settlement whereby residents would have good access to services and facilities. The development is well designed having regard to the constraints and requirements of the site. In accordance with the parameters set out at the outline stage, the development would not have a significant detrimental impact upon either the character of the area or the amenity of existing residents. The proposal would also provide for an adequate level of amenity for the future occupants of the dwellings without detrimental impact on ecology, flood risk, traffic and highway safety.

In design terms the proposals meet all the council's standards, including internal space, garden depths and parking.

The reserved matters are consistent with the principles and parameters established by the outline planning permission. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council' spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

PLANNING STATUS

- Within North Wokingham Strategic Development Area
- 5KM Thames Basin Heath SPA
- Tree Preservation Order

RECOMMENDATION

That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to the following conditions:

Approved Drawings and Delivery

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

- FULL LIST OF PLANS TO FOLLOW VIA AN ADDENDUM – at the time of writing, the applicant was undertaking further minor amendments to the scheme in line with requests from WBC's Transport Planner.

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

2. The development hereby permitted shall be begun before 27/03/2020.

Reason: To comply with condition 2 of the outline consent.

3. The development hereby approved shall be commenced and developed in one phase only unless an alternative phasing strategy is first submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure comprehensive planning of the site within the wider North Wokingham Strategic Development Location, 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, CPS, CP6, CP17 and CP20 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Materials

4. The materials of the external elevations of the development hereby approved shall be constructed using the materials identified on drawings 2367-C-1014B and 2367-C-1015C, unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a high quality development in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3, Borough Design Guide, CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014) and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Ecology

5. The Bat Mitigation Strategy, The Ancient Woodland Mitigation and Compensation Strategy, the Hedgerow Mitigation and Compensation Strategy, and the Veteran and near-future Veteran Tree Mitigation Strategy set out in the hereby approved Ecological Monitoring Report (Ethos Planning: Updated April 2016) shall all be implemented in accordance in accordance with the approved details unless otherwise approved in

writing by the local planning authority.

Reason: In order to mitigate and compensate for the impacts of the development upon the ecology of the site and in the interests of the visual amenity in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB 23 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

6. The Landscape and Environmental Management Plan (LEMP – Ethos Environmental Planning January 2016) hereby approved shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation of the impact upon hedgerows during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Air Quality

7. The scheme of measures to protect proposed sensitive receptors from poor air quality set out in the Air Quality Assessment (Redmore Environmental, 2nd October 2015, Ref: 1029r1) hereby approved shall be implemented prior to first occupation of the relevant building and retained thereafter.

Reason: To ensure that sensitive receptors are not subject to poor air quality as a result of the development in accordance with Wokingham Borough Core Strategy Policy CP1.

Cycle Parking

8. Notwithstanding the details shown on the approved plans, no occupation of the development shall occur until such time as details of cycle parking serving the relevant part of the development have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with the approved details and thereafter permanently retained.

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 the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Sustainability and Energy

9. The measures to fulfil the Energy Strategy outlined in the Sustainability and Energy Statement (BlueSky Unlimited, November 2015) hereby approved shall be installed and functional before first occupation of the buildings they are intended to serve. No installation of any photovoltaic panels shall occur nor occupation of any dwelling shall be commenced until such time as the details of the location, size and design of the photovoltaic panels to serve the site have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting sustainable forms of developments and to ensure that the PV panels are installed without detrimentally impacting on the aesthetics of the development. 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) and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

10. No occupation of the development shall occur until such time as a water butt of an appropriate size installed to maximise rainwater collection and space for composting has been provided for the relevant use in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority; unless it is demonstrated that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce refuse and enable the efficient use of water 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) and the Environmental Impact Assessment and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

SANG detailed design

11. Notwithstanding the details shown on the approved plans, use of the SANG shall not commence until such time as the access from the highway to the car park of the SANG has been provided with a combined security gate and height barrier in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the car park is adequately secured.

12. Notwithstanding the details shown on the approved plans, use of the SANG shall not commence until such time as notice boards relating to the SANG have been provided in accordance with details (including content, number, size, mounting and location) which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure avoidance measures are implemented to avoid recreational pressure on the Thames Basin Heaths Special Protection Area in accordance with Wokingham Borough Core Strategy Policies CPS and CP20.

13. Prior to their construction, full details of the lining of the SANG ponds shall be submitted to and approved in writing by the Local Planning Authority. The ponds shall thereafter be constructed in accordance with the approved details and completed prior to the first use of the SANG.

Reason: To ensure avoidance measures are implemented to avoid recreational pressure on the Thames Basin Heaths Special Protection Area in accordance with Wokingham Borough Core Strategy Policies CPS and CP20.

INFORMATIVES:

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
2. This permission should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.
3. 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 Document marking - Unclassified the Highways Act 1980.
4. 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.
5. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
6. 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.
7. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>
8. with regards to the condition relating to the lining of the SANG ponds, Wokingham Borough Council do not favour the use of liners in publicly accessible ponds and would prefer to see these ponds lined with a layer of puddled clay if required.

RELEVANT PLANNING HISTORY

O/2014/2435	Hybrid Planning Permission APPROVED 27/03/2015: Outline permission (All Matters Reserved) for a development comprising of up to 300 residential dwellings, up to 800 square metres of restaurant / public house (use class A3 and A4), public
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	<p>open space and landscaping, allotments, acoustic mitigation comprising an earth bund and acoustic fence, surface water drainage, foul water pumping stations, land reserved for park and ride and a Suitable Alternative Natural Greenspaces (SANGs) at Stokes Farm (7.91 ha).</p> <p>Full permission for the Eastern section of the full Northern Distributor Road including proposed junctions with London Road and Binfield Road.</p>
161093	PENDING CONSIDERATION: Submission of details to comply with the following conditions of planning consent O/2014/2435: 12. Details of boundary walls and fences 13. Landscaping 15. Tree protection
160667	PENDING CONSIDERATION: Submission of details to comply with the following conditions of planning consent O/2014/2435: 37. Flooding and Drainage 39. Impact Studies 40. Drainage Strategy
160702	PENDING CONSIDERATION: Submission of details to comply with the following condition of planning consent O/2014/2435: 9. Construction Management Plan
152382	APPROVED: Submission of details to comply with the following conditions of planning consent O/2014/2435: 48 Archaeology 61 SANG Archaeology

CONSULTATION

The application has been advertised twice; first following receipt of the original application and secondly following receipt of the amendments made in response to comments made following the first consultation.

In both instances the application was advertised by way of site notices and press adverts.

Consultations have been undertaken with internal departments within the Council and external bodies; in accordance with national and local requirements.

Letters of notification were also sent to circa 700 neighbouring property addresses in the vicinity of the site.

CONSULTATION RESPONSES

Wokingham Borough Council Consultees

WBC Archaeology	No objection.
WBC Children's Services	No objection.
WBC Listed Buildings and Conservation Areas Officer	No objection. The scheme is unlikely to cause harm to the significance of any nearby listed buildings or Conservation Areas.
WBC SANG	No in principle objections, subject to the recommended

	conditions regarding detail.
WBC Ecology	Accepts that there would be no significant impact on ecology.
WBC Environmental Health	No objections. Has reviewed and is satisfied with the Air Quality Assessment (submitted under outline condition 25) and the noise bund details (submitted under outline condition 51). Discharge is therefore recommended for both conditions.
WBC Flood Risk	On the basis of the submitted information, is confident that the development can proceed without increasing flood risk on or off site and thus recommends discharge of conditions 37 and 40 of O/2014/2435.
WBC Highways	At the time of writing, further minor amendments to the scheme are being prepared including: <ul style="list-style-type: none"> • Repositioning of the bus stops along the NDR; • A reduction in the footpath along Binfield Road and the provision of pedestrian links into the existing open space on Binfield Road; • Closing off the eastern access between plots 45 and 116 to vehicular traffic and re-positioning the NDR pedestrian island in the vicinity of the public right of way; • Details of gates on the pumping station access from London Road; and • Submission of an adoption plan. Subject to these amendments, no objection is raised.
WBC Landscape/Trees	The landscaping scheme submitted has responded to all comments made from WBC's Landscape Officer.
WBC Public Rights of Way	Would like to take opportunity to realign Public Right of Way inside of the noise bund
WBC Waste and Recycling	No objection
WBC Affordable Housing	Satisfied with the provisions given that the applicant is actioning the requirements of the S106.
External Consultees	
Environment Agency	Advise that from the 1 January 2016 they are no longer responding to surface water reserved matters and discharge of conditions consultations. These consultations should be directed to the Lead Local Flood Authorities who have had the responsibility for providing pre-application and planning application advice on surface water drainage since April 2015.
Sport England	Do not wish to comment
Historic England	Do not wish to offer any comments on this occasion
Natural England	No objection – subject to the production of a SANG Management Plan, to completion and transfer of the SANG to WBC and to payment of the Strategic Access Management and Monitoring (SAMM) Contribution – all matters of which are secured under the S106 agreement.
Highways England	No objection

Thames Water	No observations to make
Scotia Gas Networks (SGN)	No objection
Network Rail	No objection or further observations to make
The Woodland Trust	The Woodland Trust strongly objects to the planning application. They believe the ancient woodland and associated habitats affected by the development to be of significant importance to the character of the area. Any direct loss and damage to ancient woodland and notable/veteran trees as a result of the development is highly inappropriate and entirely unacceptable. [Officer Comment: The loss of part of Pebblestone Copse is necessary to facilitate the delivery of the NDR (not the housing), which is a key strategic piece of infrastructure for the North Wokingham SDL. The loss was detailed and assessed as part of the EIA undertaken for the outline consent; wherein WBC accepted the loss when it granted planning permission, subject to the ancient woodland compensation strategy to be secured under condition 19 of the outline consent.]
Crime Prevention Design Advisor; Thames Valley Police; South West Trains; Royal Berkshire Fire and Rescue; NHS Wokingham; Fields In Trust; and Berks, Bucks and Oxfordshire Wildlife Trust.	No response received
Other Local Authorities	
Bracknell Forest Council	No response

REPRESENTATIONS FROM COUNCILLORS AND PARISH COUNCILS

Wokingham Town Council (WTC):

Generally supportive of this application and would recommend it's approval by the Borough Planning Committee. The scheme provides a mix of accommodation types, well balanced with green space and good transportation infrastructure. Access to the new SANG area to the North of the A329M via a foot bridge is seen as being a particularly strong feature of this scheme.

WTC do make the following recommendations in terms of the final approved design:

1/ The three story apartment blocks are of a scale and mass inappropriate for a development of this nature (Plots 29 – 27, 52 – 57, 58 – 66 & 206 – 214). [Officer Note: The height parameters of the development were established when WBC approved the outline planning permission. That said, the applicant has made further amendments to the facades of the blocks in question by way of the introduction of mini gables where appropriate. These additional design features, whilst small, act to reduce the perceived

bulk and massing of the development.]

2/ The park and ride area should only be used for transport into Wokingham Town Centre and Wokingham Railway station should it be constructed. Additionally, if the site is not used as a park & ride, the land should be used only to provide additional green space or sports facilities for the community. [Officer Note: The land is safeguarded for a park and ride facility only and for no other use. It will be for WBC if and when it brings the facility forward where it will serve. If WBC do not bring the park and ride forward before the end of the plan period, the safeguard falls away and the land remains with the owner. This matter is not for consideration under the remit of this Reserved Matters Planning application]

3/ WTC are concerned that the parking facilities for Flat Block C, Plots 29 – 37 & Flat Block E, Plots 58 – 66 appear to show that access is provided directly onto the southern section of Northern Distributer Road. It is our understanding that as part of the core design concept for the NDR, no direct access from residential properties would be permitted so as to minimise the potential of traffic congestion. Hence we would request that parking access for this area is modified so as to adhere to this design principal. [Officer Note: WBC Transport Officers have reviewed the scheme and raise no objections to the arrangements in terms of highways function or safety].

4/ The drainage and impact study described in 160667 would appear to be well thought out and detailed, we would however urge the borough planning committee to satisfy itself that the high level scenario planning described in section 2.4 is adequate in terms of the events described and provides sufficient mitigation for current forecasts of climate change impact. [Officer Comment: WBC Drainage Officers have reviewed the submitted details of drainage and are satisfied that sufficient measures have been provided to ensure that the surface water run-off generated up to and including the 1 in 100 plus an allowance for climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event.]

WTC will in time be taking over management and maintenance responsibilities for the allotments. They are therefore please to note that all of the provisions/ requirements of their Amenities Committee have been incorporated into the drawing set-up.

PUBLIC REPRESENTATIONS

No. of letters sent	No. of objections	Support	Comments
Circa 700	13	0	3

The following OBJECTIONS have been received [Officer Comments in brackets]:

- Materials proposed for plots facing existing houses (plots 174-179 and 180-183) do not provide a high quality development. In terms of facing materials, the use of white render will 'stand out like a sore thumb' compared to the facing brick and will not have the same longevity. In terms of roof materials, the Forticrete Gemini concrete interlocking is inferior in quality to traditional plain tiles and the red and slate grey colours proposed are drab compared to a nice brown tile. – [It is considered that the proposed materials are robust in quality and provide an acceptable palette consistent with other development in the area and other developments approved across the SDL. The various elevational finishes will provide mixture in colour, texture and design that will act to provide variety and contribute to a high quality neighbourhood.]
- For safety reasons, the Binfield Road leading up to the roundabout will need to

be raised by 2 meters above the present level, presumably requiring the portion of the existing road to be ramped accordingly. No detail of how this will be accomplished is shown, particularly, how the existing trees and hedgerows on either side of the road will be protected/retained – [The finished level of the proposed Binfield Road roundabout is between 100-200mm above the existing carriageway. As Binfield Road is on a raised embankment about 2 metres high the extreme east and west of the roundabout is about 2 metres above the existing site levels at those points. The application submissions include both levels plans (showing existing and proposed levels) and landscaping details (showing which existing vegetation is to be retained and where new planting is proposed). Officers are satisfied with the details provided.]

- No detail is shown about provisions being made to screen the new NDR when viewed from the existing public open space on Binfield Road and Beanoak Farm (Binfield Road). – [In this area, existing trees have been retained where possible and further tree planting is proposed including three Oaks and a Wild Service tree. Full details of this are included in the submissions made under application 161093 pursuant to condition 13 of the outline consent.]
- Too many houses and not enough green spaces, leading to parking congestion on the proposed Northern Distributor Road and in neighbouring streets, light pollution & air pollution and additional pressure on local services and infrastructure – [The number of dwellings on the site was approved at the time of the determination of the outline planning permission; wherein the Environmental Statement and application submissions demonstrated that, subject to the various conditions and S106 obligations, the housing numbers could be delivered on this site without unacceptable impact upon the environment, existing infrastructure and the amenity of existing residents].
- No on site play area / recreation space for younger children, that would otherwise use the playpark in Carina Drive (currently utilised by 180 homes). The access point from Keephatch Beech directly to the Carina Drive play area should be removed to avoid over-crowding at busy times – [At the time of determination of the Outline Planning application it was established that the development would provide a play area for older children (as is included) and could rely on existing play spaces in the area (including the facility at Carina Drive) to serve the needs of families with younger children. In this context the S106 secured a specific contribution towards either the enhancement of existing offsite facilities or the provision of new ones. The strategy for play space provision was therefore established under the outline consent and the Reserved Matters application now presented follows those established parameters.]
- No visibility of the survey's that have been carried out on the protected ancient woodland that is impacted and a protection plan for the Keephatch Beech Nature Reserve – [All surveys/documents required to support both the outline application and this Reserved Matters application are public documents and available for viewing on the Council's website].
- The two new access points in the Foundry Court development should be removed to avoid on-the-road parking (e.g. for the pub) and these being used as an un-necessary thoroughfare through the private estate which is currently maintained financially by the residents. – [These have now been removed]
- There should be the addition of several small retail units including a convenience store with Post-Office plus Pharmacy – [There is no requirement under the outline planning permission to provide such facilities].
- The Park and Ride should be replaced by a community facility – [The land is safeguarded under the original outline permission for a park and ride facility and

not for a community facility. There are therefore no plans or requirements on the developer to provide a community facility here].

- Impacts upon and insufficient existing Infrastructure to cope with the new population, including GP's surgeries – [Matters of infrastructure impact were given full consideration under the determination of the outline planning application, wherein a raft of contributions were secured in the S106 agreement towards upgrading of existing services. Those matters do not fall to be reconsidered under this current Reserved Matters application, which deals only with matters of layout, scale, appearance, landscaping and access].
- Impacts on Wokingham's road network and existing congestion in Wokingham Town Centre – [Not relevant to the determination of this Reserved Matters Planning Application]
- The upgrading of the town centre is not apparent, the lack of decent shops is not a reason to want to shop in Wokingham – [Not relevant to the determination of this Reserved Matters Planning Application]
- The green areas around Wokingham are being stripped away – [The principle of the development on this site is already accepted under the outline planning permission and does not fall for reconsideration under this Reserved Matters application].
- There is not enough industry in the area to be able to offer jobs to all these new house residents – [Not relevant to the matters under consideration as part of this Reserved Matters planning application]
- There also isn't adequate pedestrian access to the SANG across the motorway – [Pedestrian access across the motorway is being provided along Binfield Road]
- Landscaping details submitted under application 161093 has a tree ("Amelanchier Lamarc" which grow to approximately 15m at full maturity) that is to be planted too close to 3 Columba Gardens such that the roots could impact the foundations and it will ultimately block light into their en-suite. – [The applicant has reviewed the landscaping details and removed the offending tree from the proposals]
- Plot 80 will stand 1.6m above 3 Columba Gardens and the first floor windows will look down into their bedroom windows at the front of their property and the ground floor windows will overlook their front garden. Further tree planting is required in the rear garden of plot 80 to prevent this. – [The applicant has acceded to the request and provided two additional trees to the rear of plot 80].
- Loss of privacy to the rear of 3 Columba Gardens as a result of locating public open space there rather than the privately owned open space as it is now. – [Whilst the nature of the space to the rear of 3 Columba Gardens will undoubtedly change with the development, significant tree planting is proposed around the outside of the open space and along the boundary with 3 Columba Gardens. This tree planting will provide a buffer between the useable areas of the open space and the boundary and will therefore reduce the impact of the development upon the privacy and security at the rear of 3 Columba Gardens. This space was always identified for public open space under the parameter plans secured under the outline planning permission]

The following COMMENTS have been made in respect to the application [Officer Comments in brackets]:

- There should be no night time working, no burning on the site and proper fencing and height barriers should be erected to minimise construction impacts. There should be restrictions on build/machinery in use on site after 5pm and at

weekends - [Condition 9 of the outline permission requires the submission of a Construction Environmental Management Plan, whereas condition 10 restricts the hours of construction activity. In policing these conditions WBC will ensure that the impacts during construction are minimised as far as is practicable]

- There was originally an undertaking that all construction traffic would access the site via the new Distributor Road, as it is progressively built-out. This should be adhered to. [The CEMP submitted pursuant to condition 9 of the outline consent (not for consideration here but registered separately under application reference 160702) proposes that all construction traffic would access the development site from London Road.]
- The application should include a conservation plan for the wildlife on and around the site – [Pursuant to conditions 18-22 of the outline consent, the application includes sufficient measures to protect and enhance the ecological and bio-diversity value of the site].
- There should be commitment to plant screening and trees at the start of the build and to be held accountable for a detailed planting plan which articulates exact trees and plants – [Matters of landscaping, including a detailed planting plan and an implementation timetable, will be agreed/secured under condition 13 of the outline planning permission].
- The pedestrian access along Binfield Road should be extended along Binfield Road as far as Carina Drive (as a minimum) to provide reasonable access to the SANG for residents of Norreys Ward. – [Whilst it is not possible to extend the footpath along Binfield Road as far as Carina Drive without significant loss of existing trees, pedestrian linkage is to be provided through the existing area of Public Open Space / SANG which was created as part of the Bellway Homes Carillons development. This is considered to provide an acceptable level of connectivity.]

PETITIONS

Two petitions have been received in response to the application, as follows:

- The first was created on change.org and has, at the time of writing, 215 supporters. It was set up because “The plans are only available on line (and there are hundreds of them). No provision has been made for these to be available to be seen in public places like the library or the Town Hall (unlike those for Peach Street developments). Similarly there are no public meetings planned or more Developer evenings so the key people involved in the planning can talk to the public.” – [Officer Comment: It is not WBC’s adopted practice to make plans available in the library or Town Hall. The plans are available for viewing on the Council’s website and at the Council’s offices during working hours. Since the setting up of the petition, WBC has also organised two community forums; the first on 10/03/2016 where the initial development proposals were presented and the second on 18/05/2016 following receipt of the amendments].
- The second is a petition from the residents of Columba Drive who, following the first consultation, objected to the 2 pedestrian accesses shown from the new development – [Officer Comment: These accesses have now been removed from the scheme].

PLANNING POLICY

National Planning Policy Framework (NPPF)

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 Local 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.

North Wokingham Strategic Development Location SPD adopted October 2011.

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

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

Affordable Housing SPD adopted June 2011.

Sustainable Design and Construction SPD adopted 2010

The councils parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan (Feb 2014) and referred to in para. 4.38 of the adopted Core Strategy.

PLANNING ISSUES

PRINCIPLE OF DEVELOPMENT AND INFRASTRUCTURE DELIVERY

- 1) The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the North Wokingham Strategic Development Location (SDL). Core Strategy Policy CP20 anticipated the phased delivery of 1,500 dwellings within the North Wokingham SDL. The Keephatch Beech site itself was not allocated for residential development during the development plan period; only for the Northern Distributor Road (NDR) delivery and the Park and Ride facility.
- 2) Despite this, in March 2015 Wokingham Borough Council approved outline planning permission for the development under application O/2014/2435. In making that determination WBC gave careful consideration to the benefits of bringing this site forward at this time weighed against the impacts of the development to local residents, the highway network and the environment. These benefits included: certainty over the timing and delivery of the NDR from London Road to Kentwood Farm; provision on the site for the Park and Ride; installation of noise mitigation along the A329(M); contributions for improved services and infrastructure locally; and the provision of additional open space / SANG within the local area (linking this to Amen Corner SANG to provide large amenity / park area).
- 3) The outline consent included an Infrastructure Delivery Plan and S106 legal agreement. The legal agreement secures either specific delivery or contributions towards delivery of the infrastructure identified as necessary to support this and the wider SDL development. Amongst other matters, the S106 obligations included the specific delivery of the NDR through the site, together with contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. It also

secured affordable housing delivery on the site.

- 4) The approved outline consent (O/2014/2435) has established the principle of this residential development as an urban extension that contributes towards the progression of the SDL. The principle of the development on this site and the alignment of the NDR are not for reconsideration under this Reserved Matters planning application.
- 5) The current Reserved Matters application concerns matters of layout, appearance, scale and landscaping only. Layout plans and a selection of street scenes are included at appendix A.

SITE DESCRIPTION

- 6) The application site comprises 21.25 hectares and is situated 2km to the east of Wokingham town centre, directly adjacent to the A329 (M). The site consists of open fields, ditches, hedgerows and a mixture of trees of varying age and type. The topography of the southern parcel falls from the A329(M) towards to the southwest while the northern parcel is more flat.
- 7) The development site is bisected by Binfield Road, the eastern and northern boundary is made up by A329(M), beyond which is open countryside. The western boundary is formed by existing developments (Kentwood East) while the southern boundary is formed by London Road. The existing residential developments adjacent to the site comprise mostly two storey family housing.
- 8) Directly to the north of Binfield road there is an existing area of Public Open Space / SANG area that was created as part of the Bellway Homes Carillons development. Some of this area would be lost to facilitate the NDR delivery.

AFFORDABLE HOUSING

- 9) The affordable housing delivery requirements of the development were established at the time of the outline planning permission. In accordance with the provisions secured under the S106, the development will provide 75 (25%) affordable houses on site (including Social Rented, Shared Ownership and Intermediate/Affordable Rented Housing) and a financial contribution towards off-site provision or regeneration of Affordable Housing in lieu of the provision of a further 10% of the dwellings as Affordable Housing on the Application Site.

DWELLING MIX AND STANDARD OF RESIDENTIAL ACCOMMODATION

- 10)MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The quantum of development was approved under outline permission. The mix of dwellings proposed is as follows:

	Market	Affordable	Total
1 bed flat		13	13
2 bed flat (including FOGs)	34	19	53
2 bed house	10	24	34

3 bed house	87	17	104
4 bed house	86	2	88
5 bed house	8		8
Totals	225	75 (25%)	300

11) The Borough Design Guide, the Affordable Housing SPD and Policy TB07 of the MDDLDP sets out 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. All of the dwellings exceed the minimum size standards set out. In addition, pursuant to condition 49 of the outline consent the dwellings will be constructed to achieve appropriate internal ambient noise levels. It is therefore considered the development will provide acceptable levels of amenity for future occupants.

12) The Borough Design Guide sets a minimum garden depth of 11m. The proposed layout complies with these requirements with all houses meeting or exceeding the minimum threshold. In addition, permitted development rights of the properties have been removed by condition 7 of the outline permission so as to restrict unacceptable encroachment into these important garden spaces.

13) It is therefore considered that the development will provide a good mix, balance and quality of dwelling types, tenures and sizes so that a wide range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community. The development therefore accords with the relevant policies of the development plan in this regard.

DETAILED DESIGN

14) Core Strategy Policies CP1 (Sustainable Development) and CP3 (General Principles for Development) requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character) and the North Wokingham SDL SPD.

Layout and Scale

15) The site has been broken down into 4 constituent parts for the purposes of the submission. The Southern and Central sections are located between London Road and Binfield Road; are bounded to the west by existing residential development; and include the majority of the housing, the public house and the land safeguarded for the park and ride facility. The Northern Site is located between Binfield Road and the Kentwood Farm Development site and includes the allotments, a smaller parcel of housing and Pebblestone Copse (Ancient Woodland). Finally, the SANG is located on a separate site to the other side of the A329(M); accessed directly from Binfield Road.

16) The proposed layout and scale, in terms of road layout and general position of buildings, follows the indicative masterplan plan approved through the outline permission. The total number of dwellings remains the same. The dwellings provided along the western boundary of the site (i.e. adjacent to the existing residential areas) are all two storey in height; whilst taller buildings up to three storeys in height would be provided along the route of the NDR. The parameter

plans submitted for the outline planning application and Design and Access Statement carefully considered the relationship with the existing built form surrounding the site and were thus secured through the decision notice issued at that time. The masterplan now submitted retains these principles, responding positively and appropriately to the constraints of the site.

- 17) The layouts of the Southern, Central and Northern sections of the development are premised around the delivery of the NDR as a central spine through the site, with secondary streets and courtyards radiating off. The NDR, referred to in the submissions as 'the Boulevard', will be a tree lined route with grass verges and segregated pedestrian/cycle ways - in accordance with WBC's design aspirations for this important piece of infrastructure and with the design specifications being achieved for the NDR on other sites. The actual alignment of the NDR was fixed on determination of planning permission O/2014/2435; wherein the NDR was granted full planning permission.
- 18) The accommodation either side of the Boulevard is generally 2.5 to 3 storeys in height. A feature along the Boulevard is the provision of small groups of up to five houses and a flat over a driveway serving a parking courtyard. The courtyards are large enough to allow vehicle turning so cars do not have to reverse onto or off of the NDR; whilst the groupings are sufficiently large enough to provide a sense of community/ownership over the spaces. They also meet the WBC Design Guidelines which suggest parking courts should not serve more than 6 dwellings.
- 19) The secondary roads radiating off of the NDR provide access for 2 storey detached, semi-detached and terraced housing. On the southern section of the site along the western boundary, properties have been positioned and orientated to provide back to back garden relationships with existing residential properties; except in relation to plot 10 which presents its flank to the adjacent property at 398 London Road in order to provide important address to London Road. On the central and northern sections of the site the new access roads and public landscaping has been provided along the western boundaries to provide physical separation from the existing dwellings to the west.
- 20) The layout includes large areas of open space as per the arrangements secured under the S106 of the outline planning permission. Boundary hedgerows and trees are retained wherever possible for their aesthetic and ecological value and extensive tree and vegetation planting is proposed to supplement the quality of the landscaped spaces. The spaces look to retain existing trees and vegetation where possible, often as focal points in landscape spaces. In accordance with the S106 these spaces will be provided by the developer, maintained by them for a period of 1 year and then transferred across to WBC for management and maintenance thereafter. These spaces play an important role in softening the built environment and reducing the outward impact.
- 21) The development provides a play area for older children in the form of a bike track. The route runs through existing trees on site and includes a range of features selected from a Mountain Bike Trail Architrail booklet. At the time of determination of the Outline Planning application it was established that the development would provide a play area for older children (as is included) and could rely on existing play spaces in the area to serve the needs of families with

younger children. The bike trail has been designed in consultation with WBC's open space officer pursuant to the requirements for delivery set out in the S106 of the outline consent. WBC will in time become responsible for the management and maintenance of the facility.

22) The layout works with the contours of the land and accommodates the drainage requirements of the site. Of particular importance the layout accommodates the noise attenuation bund required along the north eastern boundary to mitigate the noise from the A329(M) – required under condition 51 of the outline planning permission as a prerequisite of the development. Plots in close proximity the noise bund/barrier have been successfully orientated in a manner to reduce the potentially overbearing impact of the structures.

23) In addition, the layout safeguards the existing public rights of way across the site. WBC's PROW Officer has requested that the opportunity to realign the public right of way across the southern section of the site inside of the noise barrier be explored further. This is entirely possible with the proposed layout and will be within WBC's control to implement when it takes transfer of the public open spaces of the site.

24) The layout also suitably safeguards the land and access to the future Park and Ride site; as is required under the S106 agreement of the outline permission.

25) It should be noted that the Access and Movement Parameter Plan approved under the outline planning permission did include two further pedestrian accesses into Columba Gardens. Those were shown in the initial Reserved Matters submissions but have subsequently been removed in response to a petition received from the residents of Columba Gardens. The removal at this Reserved Matters stage does not substantially alter the outline consent or dilute the design quality of the development to a degree that would warrant refusing the application. Such linkages can still be made from the existing public right of way and a proposed new pedestrian access between existing/proposed open spaces to the south and north of Columba Gardens respectively. The removal of the pedestrian accesses into Columba Gardens also allowed for minor changes to the alignment of the secondary road in this area and the orientation of plot 179 to provide a better neighbourly relationship with the closest property in Columba Gardens – again in response to a comment received following consultation on the initially submitted drawings.

Appearance

26) The design style of the dwellings generally takes on a modern traditional character. Throughout the site, a high quality range of housing types and styles is provided, creating a development with a distinctive urban form influenced by the character of existing Wokingham neighbourhoods. The palette of materials has taken reference from the local vernacular and comprises a mix of brick (Red, Red/Brown and Dark Red), tile hanging and white render facing materials, with red or grey roof tiles. Along the NDR the scheme includes brick bandings to the lower floors of the buildings to provide a continuity of design along this important boulevard.

27) The range of housing types and styles ensures that there is diversity in the built

form and a range of housing for future occupants. The diversity in terms of the style of the dwellings is achieved through the detailing such as heights, design and roof form. This helps to provide a clear and legible neighbourhood.

28)The pub/restaurant is not overtly commercial in appearance, utilising a similar design language to that used across the development. As a result it is considered that it will sit comfortably adjacent to the residential buildings on this importance entrance into the site from London Road.

Landscaping

29)The applicant has carefully considered the landscaping within the site masterplan. Where ever possible, existing trees and hedgerows are to be retained as integral features of the development and extensive additional tree planting is proposed. In accordance with condition 22 of the outline permission, a Landscape and Ecological Management Plan has been submitted with the application. A hedgerow mitigation strategy has also been submitted in accordance with condition 20.

30)An extensive area of the application site is to be landscaped as public open space in accordance with the parameters secured under the outline consent. These measures, together with the proposed boundary treatments, will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. The landscaping provisions add significant quality to the residential environment.

31)Under condition 13 of the outline consent, full details of landscaping need to be submitted to and approved by the LPA prior to the commencement of development. Those details have been submitted under cover of application 161093; together with details of boundary treatments and tree protection pursuant to conditions 12 and 15 respectively. The details include proposed finished levels, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials, details of the bike track, a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), and a schedule of planting (noting species, planting sizes and proposed. This Reserved Matters application therefore presents an overarching approach to the landscaping of the site, with detailed matters to be considered and secured under application 161093. Since initial submission, further discussions have been had with the applicant who has responded positively to all comments made by WBC's landscape officer in terms of species etc. Officers are therefore confident that the details of landscaping included in this Reserved Matters application are sufficient to facilitate delivery of a high quality scheme through application 161093.

32)The open space within the development, including the dry attenuation basins, will be delivered and maintained for a year by the developer before being transferred to Wokingham Borough Council for management and maintenance thereafter. This arrangement is set out within the S106 agreement of the outline planning permission.

The SANG (Suitable Alternative Natural Greenspace)

- 33) The SANG is required under Core Strategy Policies CP7 and CP8 to mitigate the impacts of the development upon the Thames Basin Heaths Special Protection Area (SPA); together with a Strategic Access Managing and Monitoring (SAMM) contribution which was secured under the S106 of the outline permission. The location and size of the proposed SANG was accepted under the outline application; subject to the WBC's agreement on the detailed layout and landscaping as is now presented for consideration.
- 34) The layout of the SANG has been amended since initial submission. The proposed footpath and surface treatment now proposed are now better designed to meet the practicalities of short term management and to meet Natural England's requirement for a 2.3km walk. The up-dated masterplan also now includes a perimeter fence which will ensure visitors feel safe to allow dogs to exercise off their leads. A pedestrian access point and link to the Amen Corner SANG are also marked on the plan so that the facilities may link in the future.
- 35) For the car park, the drawings show a security gate without a height barrier. A height barrier is necessary to restrict taller vehicles accessing the site to fly tip. This matter can be dealt with by the recommended planning condition. Furthermore, notice boards will be required for the SANGS; full details of which will also need to be secured by condition.
- 36) Both WBC's SANG Officer and Natural England have reviewed the submissions and, subject to securing the alternative security gate, are satisfied with the detail of layout and landscaping proposed for the SANG. The SANG needs to be completed in advance of the occupation of any of the dwellings. Following completion the SANG will be transferred to WBC who will then be responsible for managing and maintaining the facility thereafter – such arrangements as are secured in the S106 agreement of the outline consent.

NEIGHBOURING RESIDENTIAL AMENITY

- 37) 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.

Use

- 38) The development would not be introducing of a use or uses inappropriate to this location. The proposed uses (residential, public house and park and ride) have already been established as acceptable in the locations shown under the determination of the outline planning permission.

Outlook, Daylight, Sunlight and Privacy

- 39) It was established at the outline application stage that the development, subject to the land use distribution and height parameters approved at that time and brought forward here, would not have an unacceptable impact upon the amenity of occupiers of neighbouring residential properties.
- 40) All dwellings on the site are sufficiently distant from all neighbouring properties

and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. Separation distances to existing dwellings to the west of site, where the new development would be closest to existing properties, would all achieve rear to rear/flank to rear separations in excess of the standards set by WBC's Borough Design Guide.

Impacts During Construction

41) Noise, disturbance and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and through the existing conditions and S106 obligations attached to the outline planning permission. In particular condition 9 of the outline permission requires the submission (for the Council's approval) of a Construction Environmental Management Plan, whereas condition 10 restricts the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.

Amenity Conclusions

42) For the reasons set out above, in terms of its impact upon neighbouring residential amenity the development need not fail against the relevant policies of the Development Plan; namely Core Strategy Policies CP1 and CP3 and policy CC06 of the MDD.

ECOLOGY AND BIODIVERSITY

43) 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.

44) The application is accompanied by an Ecological Monitoring Report to satisfy the requirements of conditions 18 (Bat Mitigation Strategy), 19 (Ancient Woodland Mitigation and Compensation Strategy), 20 (Hedgerow Mitigation and Compensation Strategy) and 21 (Veteran Tree and Near-Veteran Tree Mitigation Strategy). The Reserved Matters development broadly follows the principles established under the indicative plans of the outline consent and Wokingham's Biodiversity Officer has assessed the application and is satisfied that subject to the implementation of the various strategies there would be no significant impact upon ecology.

TRANSPORT AND HIGHWAYS

45) The planning application established at the outline stage the principles of the access points to the site and was accompanied with a full Transport Assessment. It was demonstrated at that time that there would be no significant harm caused by additional houses to both local and the wider transport networks, subject to the delivery of the Transport Interventions that were identified and secured through a legal process. The current reserved matters application does not deviate from the established access points approved under the outline planning application.

46) The layout of the development site was agreed in principle at the outline stage. The NDR is designed to be a route through the new residential areas, operating a 30mph speed limit. The NDR will take the majority weight of the new traffic in addition to existing development traffic. The NDR will provide an attractive tree lined route with segregated pedestrian and cycle routes; as per the aspirations set out in WBC's Executive report. The cross section of the NDR will provide for two landscaped verges either side of the road separating the road from the pedestrian/cycle paths. The segregated pedestrian and cycle ways will improve pedestrian and cyclist safety and encourage and promote usage of those routes; thus seeking to reduce dependence upon car in favour of more sustainable modes of transport and also integrating the new developments better with the existing residential areas through permeable and navigable neighbourhoods with good linkages. Cyclist priority will be provided at minor junctions to encourage cycling.

47) The Reserved Matters application is supported by a number of documents, including vehicle tracking, visibility splays and details of servicing which demonstrate the safety and functionality of the highways provisions. At the time of writing, in response to discussions had with WBC's Highways Officer further minor amendments to the scheme are being prepared including:

- Repositioning of the bus stops along the NDR;
- A reduction in the footpath along Binfield Road and the provision of pedestrian links into the existing open space on Binfield Road;
- Closing off the eastern access between plots 45 and 116 to vehicular traffic and re-positioning the NDR pedestrian island in the vicinity of the public right of way;
- Details of gates on the pumping station access from London Road; and
- Submission of an adoption plan.

48) Subject to the receipt of the above mentioned amendments/information, no objection is raised to the layout of the development in as far as that relates to the function and safety of the highways network. Officers will up-date Members by way of addendum.

49) Under condition 34, full detailed design and a delivery schedule for the A329 London Road/NDR junction works, Binfield Road/ NDR junction works and the SANG traffic calming works are required in advance of any development. The layout of the junctions are shown on the submitted drawings and are sufficient for the purposes of this Reserved Matters planning application. Full detailed design will follow.

Car parking

50) In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, condition 27 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated parking. The application submissions demonstrate that parking will be provided in accordance with the WBC parking demand calculator and that the amount of parking is proportionate to the size of dwelling that it is intended to serve. The majority of parking is provided either on plot or within courtyards located in relation to the

dwelling it is intended to serve. The parking spaces are protected against alternative uses by condition 29 of the outline consent. The level of parking provided should therefore limit demand for on street parking across the development.

51)The front of house floorspace for the pub is 257sqm, which would require 51 spaces in accordance with WBC's current standards for such uses. 49 spaces are shown. Notwithstanding, the parking requirement has been planned in conjunction with the likely operator of the pub and they have confirmed it meets their requirements. The layout plans show provision for MTW parking (within the car park) and cycle parking (to the front of the pub).

52)In accordance with condition 28, a parking management strategy is required in advance of first occupation of the development. Through that condition the LPA will be able to ensure that the development makes suitable provision for visitor parking whilst appropriately discouraging indiscriminate parking practices.

Cycle storage

53)Core Strategy Policies CP1 and CP6 expect development to make provision to support sustainable travel. Condition 26 of the outline planning consent requires the provision of cycle storage in line with the Council's standards; as currently set out in MDDL Appendix 2. The requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings. It is proposed that cycle parking is provided on site both within garages and sheds. All dwellings have been provided with sufficient space for cycle storage / parking in accordance with the above requirements.

Sustainable Travel

54)Bus stops are to be included along the route of the NDR; positioned to facilitate both local and more strategic services. With the bus services, improved pedestrian and cycle connectivity and the delivery of the Council's My Journey Travel Planning initiative, there would be good sustainable alternative modes of transport available to the new residents other than the private car.

FLOODING AND DRAINAGE

55)Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by managing surface water in a sustainable manner.

56)Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in cellular storage crates, swales, pipelines and attenuation basins, before being discharged at the greenfield run-off rate to the watercourses along the boundaries of the site. Sufficient evidence, including micro drainage calculations, have been provided and demonstrate that the surface water run-off generated up to and including the 1 in 100 year storm event (plus an allowance for climate change) will be accommodated on site so that it will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development therefore will not exacerbate flood risk over its

lifetime. WBCs Flood Risk and Drainage Advisor has reviewed the drainage strategy for the site and is satisfied with the details. The drainage strategy, whilst submitted to support the Reserved Matters Application, will in due course need to be formally agreed under separate application 160667.

LAND CONTAMINATION

57)The site is agricultural in use and low risk in terms of land contamination. Matters of contamination will be considered and mitigated pursuant to the requirements of conditions 23 and 24 of the outline permission and do not need further consideration under this Reserved Matters Planning Application.

SUSTAINABLE DESIGN AND CONSTRUCTION

58)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 LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this.

59)The development has been designed to meet the requirements of condition 43 of the outline permission. The submitted Sustainability and Energy Statement evidences that the dwellings have been designed to meet Code for sustainable Homes Level 3 and that the Public House has been designed to BREEAM 'Excellent' certification.

60)In terms of the energy strategy proposed, the philosophy used in the design of the development follows the energy hierarchy; Be Lean, Be Clean and Be Green. It is proposed to enhance the fabric standards of the homes and to install a flue-gas heat recovery system into each home – resulting in a 5.54% reduction against current building regulations. In addition, it is proposed to install a total of 32, 327W photovoltaic panels to the site – resulting in a further 10.1% reduction. These provisions will satisfy the requirements of condition 44 of the outline consent. A condition is recommended on the Reserved Matters consent so as to ensure that the PV panels are installed without detriment to the aesthetics of the development.

HERITAGE ASSETS

61)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. Furthermore, it was established at the outline application stage that the development, subject to the land use distribution and height parameters approved at that time and brought forward here, would not have a detrimental impact upon the special interest or setting of any neighbouring Listed Buildings and Conservation Areas. There is nothing within the current plans that would alter that conclusion.

62)Conditions 48 and 61 of the outline planning permission dealt with matters of Archaeology. Pursuant to those conditions, WBC have already agreed a programme of archaeological work for the site.

CONDITION DISCHARGES

63) In addition to the Reserved Matters, the application also seeks written consent in respect to a number of the conditions imposed against the original outline planning permission. Under the Council's delegated powers, such applications to discharge conditions are not normally referred to the Council's Planning Committee for a decision. However, a number of the submissions provided pursuant to the conditions are either required with the Reserved Matters application and/or help to inform, or are intrinsic to, this officer recommendation for the Reserved Matters.

64) Submissions have been made in respect to conditions: 3 (phasing strategy), 5 (materials), 6 (levels), 17 (earth mounding), 18 (bats), 19 (ancient woodland), 20 (hedgerows), 21 (veteran trees), 22 (Landscape and Ecological Management Plan), 25 (air quality), 31 (cycle parking), 32 (vehicle tracking), 43 (Code for Sustainable Homes), 44 (energy strategy), 45 (water consumption), 46 (water butts/composting), 47 (refuse storage), 51 (noise bund), 57 (affordable housing), 58 (open spaces and SANG), 59 (SANG access) and 62 (allotments).

65) Appendix B includes details of the conditions, the information submitted, the relevant consultation responses against the submitted information, and an Officer summary of the position.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should nevertheless be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

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APPENDICES:

- A. APPLICATION DRAWINGS
- B. CONDITIONS SUBMISSIONS/DISCHARGE

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