

Development Management Ref No	No weeks on day of committee	Parish	Ward	Major Development Proposal (SDL):
163264	Extended date 30 April 2017	Wokingham	Wescott	

Applicant David Wilson Homes
Location Montague Park (formerly Buckhurst Farm), London Road, Wokingham **Postcode** RG40 1JZ

Proposal Reserved matters pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 and 161963 for a development of up to 650 dwellings and associated infrastructure. The reserve matters comprise details of the neighbourhood centre incorporating retail and community use on ground floor, public parking, a public square, neighbourhood equipped area for play (NEAP) and 115 dwellings with associated internal access roads and footways, parking and landscaping. Details of appearance, landscaping, layout and scale to be determined.

Type Reserved Matters
PS Category 1 (major dwellings)
Officer Emy Circuit

FOR CONSIDERATION BY Planning Committee on 26 April 2017
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

Montague Park (formerly Buckhurst Farm) is a 34.71 hectare site, situated on the eastern edge of Wokingham. It is bounded by the A329 London Road to the north, the Reading to Waterloo Railway line to the south and Clay Lane to the west. The site lies within the designated South Wokingham Strategic Development Location (SDL); one of four major sites identified by Wokingham Borough Core Strategy Policy CP17 to deliver 10,000 new homes and associated infrastructure during the period to 2026. Core Strategy Policy CP21, amplified by Appendix 7 and two Supplementary Planning Documents (SPDs) – the South Wokingham South Wokingham Strategic Development Location SPD and the Infrastructure Delivery and Contributions SPD – set out the Council’s expectations in terms of the comprehensive delivery of 2,500 new dwellings together with the infrastructure that is required to support them in an urban extension at South Wokingham.

This suite of documents identifies Montague Park as the first phase of development within the SDL and, in line with this, outline planning permission for up to 650 dwellings and associated infrastructure was granted on 18 December 2012, following the resolution of the Planning Committee on 4 April 2012 (Application O/2010/1712).

The outline application was supported by an Infrastructure Delivery Plan (IDP) which established how the necessary infrastructure – both on and off-site – to support the whole SDL could be delivered. A S106 legal agreement secured the proportion of the infrastructure that is attributable to the development at Buckhurst Park and triggers for its delivery.

As well as the amount and type of development, access to the site (four accesses from London Road) was approved at the outline stage and the application established

parameters for the layout, scale, appearance and landscaping of the development, details of which were reserved for later determination. These details were amplified by the Design and Access Statement (DAS) and other supporting documents at the application stage and subsequently by Design Codes and Development briefs, as required by conditions 7 & 8 of the outline planning permission. Thus, the principles for development of the site have already been established and the reserved matters pursuant to the outline planning permission will add further detail to what has already been agreed.

Development is taking place in seen phases, six of which already have reserved matters approval. Development is well underway with approximately 360 homes in phases 2, 3 and 5 being occupied; the SANG, primary school and the first of the play areas are open. The current application seeks approval reserved matters for phase 6, which is the final phase:

- Phase 1..... the Southern Distributor Road (SRD) within the Buckhurst Park site, secondary access and two cul-de-sacs off the A329 London Road (RM/2013/0240 amended by NMT/2014/0378)
- Phase 2..... 160 dwellings, plus a Suitable Alternative Natural Greenspace (SANG) incorporating a Local Landscaped Area of Play (LLAP) and other open space including two of three surface water drainage ponds (RM/2013/0242 amended by NMT/2013/2500).
- Phase 3..... reserved matters for 66 dwellings and the first Local Equipped Area of Play (LEAP) (RM/2014/0586)
- Phase 4..... reserved matters for the primary school and open space including the third surface water drainage pond (RM/2014/0979 amended by NMT/2014/2807)
- Phase 5..... reserved matters for 195 dwellings (RM/2014/0265 amended by NMT/2014/2807, 152378 & 160611)
- Phase 6..... 115 dwellings and a neighbourhood centre including a mixed use building with retail and community uses on the ground floor (with flats above), a public square, a Neighbourhood Area of Play (NEAP) and public parking.
- Phase 7..... reserved matters for 100 dwellings, allotments and the second LEAP(153263)

The principle and parameters for development have already been established by the outline consent and the purpose of this application is to provide further detail of the layout of this part of the site, the scale and appearance of the buildings and the landscaping of the site. It was envisaged that the neighbourhood centre would be a relatively dense, urban part of the development, including retail provision, a community facility and play area as well as housing, partly to give it a distinct identity within the development but also to achieve the vitality needed for a successful neighbourhood centre.

As the reserved matters relate to the final phase of the development it is also appropriate to review the development as a whole to ensure that the combined reserved matters are consistent with the outline in terms of factors such as the mix and tenure of development and provision of infrastructure: the proposal is also consistent with the outline planning permission in this regard.

PLANNING STATUS

- Major Development Location

- Strategic Development Location (SDL)
- Countryside
- Within 5km of the Special Protection Area (SPA)
- allocated SANG (to the south and east)
- London Road is a Green Route
- Trees on the site including those on the north-east and south-eastern edges of the neighbourhood centre, are protected under Tree Preservation Orders (TPOs) 1335/2010, 1336/2010 and 1359/2010
- Clay Lane, Wokingham byway/restricted byway 26 is outside the site but contiguous with the western boundary
- Flood Zone 1
- Risk of Pluvial Flooding is low or very low except for along the line of the ditch along Clay Lane and along the existing hedgerows which are low to medium and in a few locations high

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

Conditions and reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2010/1712, dated 18 December 2012 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No & Title	Received by the LPA
Location & layout drawings	
000_00 Rev B Location Plan	06.12.2016
000_05 Rev B Existing Site Plan	06.12.2016
000_10 Rev E Proposed Site Plan	30.03.2017
000_11 Rev Proposed Ground Site Plan	30.03.2017
Block A (mixed use building) plans & elevations	
100_00 Rev D Block A - Ground Floor Plan	30.03.2017
100_01 Rev D Block A - First Floor Plan	30.03.2017
100_02 Rev D Block A - Second Floor Plan	30.03.2017
100_02 Rev D Block A - Second Floor Plan	30.03.2017

100_04 Rev C Block A - Roof Plan	30.03.2017
200_00 Rev D Block A - Elevations	30.03.2017
300_00 Rev A Block A - Sections	30.03.2017
Block B (apartments) plans & elevations	
110_00 Rev C Block B - Ground & First Floor Plan	30.03.2017
110_01 Rev C Block B - Second Floor, Roof Plan & Sections	30.03.2017
210_00 Rev C Block B - Elevations	30.03.2017
Other dwellings, plans & elevations	
120_01 Rev C Apartment C1 SB22 (Plots 13-20)	30.03.2017
120_03 Rev C Housetype C3 T475 (Plots 21-24)	30.03.2017
120_04 Rev D Apartment C4 P231 (Plot 25)	30.03.2017
120_05 Rev C Apartment C5 SB19 BESPOKE (Plots 26-37)	30.03.2017
120_06 Rev D Apartment C6 Bespoke Apartments (Plots 8-12)	07.04.2017
120_07 Rev C Apartment C7 SB19 A240_241 (Plots 2-7)	30.03.2017
120_08 Rev D Apartment C8 P230 (Plot 1)	30.03.2017
120_09 Rev C Housetype C9 SH27 Bespoke (Plots 39-44)	30.03.2017
120_10 Rev D Apartment C10 P230 (Plot 38)	30.03.2017
120_20 Rev C Cycle Stores and Sheds C11	30.03.2017
Landscape & Neighbourhood Area of Play (NEAP)	
LA2874-001C-Landscape Strategy	30.03.2017
LA2874-002F-Neap Landscape Strategy	05.04.2017
LA2874-003C-Community Square	30.03.2017
LA2874-005 Montague Park Tree Protection Plan	30.03.2017
Drainage	
12074 SK012 D Drainage Layout Sheet 1	30.03.2017
12074 SK013 D Drainage Layout Sheet 2	30.03.2017
12074 SK021 A Drainage Details Sheet 1	06.12.2016
12074 SK022 A Drainage Details Sheet 2	06.12.2016

3. The equipment installed within the Neighbourhood Area of Play (NEAP) shall be in

accordance with a specification that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: to ensure appropriate play provision is made in accordance with Wokingham Borough Core Strategy Policy CP3, and Managing Development Delivery Local Plan Policy TB08.

4. Before the development hereby approved commences the detailed design for all access, circulation and parking areas within the development shall be submitted and approved in writing by the Local Planning Authority. The design should deliver high quality public realm that prioritises pedestrians and cyclists, promotes low traffic speeds and differentiates between public, semi-public and private spaces within Phase 6 of the development.

Reason: To ensure the neighbourhood centre is a safe and attractive space for all users in accordance with Wokingham Borough Core Strategy policies CP1, CP2, CP3 and CP6, and Managing Development Delivery Local Plan policies CC03, CC07 and the guidance in the South Wokingham Strategic Development Location, in particular Design Principle 4b.

5. Before occupation of any part of the development for purposes within use classes A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) a scheme for management of deliveries to avoid conflict with school traffic shall be submitted to and approved in writing by the Local Planning Authority..

Reason: To ensure avoid conflict between delivery vehicles and school traffic when the car park is at its busiest in accordance with Core Strategy Policies CP13 and CP6 and MDDLDP policies CC07 and TB20.

6. Before occupation of plots 25-38 cycle storage shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of adequate cycle storage whilst also protecting the character and amenities of the area in accordance with Wokingham Borough Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

7. Before occupation of any part of the development for purposes within use classes A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order (with or without modification) public recycling facilities shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure provision of recycling facilities whilst also protecting the character of the area in accordance with Wokingham Borough Core Strategy policies CP1, CP3 and MDDLDP Policy CC04.

8. Before installation of any photovoltaic panels proposed to fulfil the requirements of Conditions 56 and 57 of O/2010/1712 details shall be submitted to and approved in writing by the Local Planning Authority and the equipment shall be installed in accordance with the approved details.

Reason: To ensure that carbon reductions are achieved in accordance with the

requirement on these conditions but not at the expense of the character of the area in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010).

9. Before occupation of plots 21-24 and 38-44 water butts and space for composting to serve those plots shall be provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: to reduce refuse and enable the efficient use of water in accordance with Wokingham Borough Core Strategy Policy CP1 and the Sustainable Design and Construction Supplementary Planning Document (2010).

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. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant. The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.
3. The landscaping details to comply with condition 14 of O/2010/1712 and the lighting details to comply with Condition 20 (in particular the proposed up-lighting of feature trees) should have regard to the hedgerow management plan and the need to maintain low light levels along bat commuting corridors.
4. Where trees are to be planted in small or narrow beds the landscaping details to comply with condition 14 of O/2010/1712 will be expected to include integrated tree pits including structural soils under the adjacent hard surfacing to provide sufficient rooting space for the trees to mature.
5. The landscaping details to comply with condition 14 of O/2010/1712, in particular the planting separating the NEAP from the residential parking, should have regard to the need to provide adequate surveillance of the play area.
6. The Construction Environmental Management Plan for Phase 6 of the development, pursuant to condition 32 of outline planning permission O/2010/1712 shall include details of how parking for the school will be managed while development of the neighbourhood centre takes place. Also how the site will be managed as the space available for a construction compound diminishes.
7. The details to comply with condition 5 should be consistent with the scheme for control of noise from delivery vehicles etc. to comply with Condition 29 of outline planning permission O/2010/1712.

8. For the avoidance of doubt, it is not anticipated that the neighbourhood centre car park will be adopted as part of the public highway. Rather that it would be under the same management as the commercial facilities within the neighbourhood centre.

RELEVANT PLANNING HISTORY (excluding conditions advertisements and marketing suites)	
WOK B O/14/68, WOK B O/3/70, WOK B O/2/71, 18254, 30611, 30612, O/1996/63417	1968-2008: various applications for residential development and one for sports use refused/dismissed at appeal
SO/2008/2040	13 October 2008: scoping opinion for a development of 2,500 dwellings with associated infrastructure.
O/2010/1712	18 December 2012: outline planning permission (including access details) for 650 dwellings and associated infrastructure GRANTED following a committee resolution on 4 April 2012.
RM/2013/0240 (Phase 1 of 7)	12 June 2013: Reserved Matters for the SDR, secondary access and two cul-de-sacs APPROVED following the resolution of the Planning Committee on 11 June 2014.
RM/2013/0242 (Phase 2 of 7)	5 November 2013: Reserved Matters for 162 dwellings, the SANG and amenity open space incorporating two of three SUDS ponds APPROVED following the resolution of the Planning Committee on 11 June 2014, to approve subject to a Deed of Variation to the S106 agreed at outline.
NMT/2013/2500 (Phase 2 of 7)	24 December 2013: non-material amendment to planning consent RM/2013/0242 APPROVED substituting two detached houses for two pairs of semis (plots 29-32) thereby reducing the number of dwellings in Phase 2 from 162 to 160.
RM/2014/0265 (Phase 5 of 7)	12 February 2014: reserved matters for 206 dwellings registered, currently under consideration.
NMT/2014/0378 (Phase 1 of 7)	25 March 2014: application for a non-material amendment to planning consent RM/2013/0240 to allow changes to the detailed design of the SDR including the re-location of the zebra crossing APPROVED.
RM/2014/0586 (Phase 3 of 7)	26 June 2014: reserved matters for 66 dwellings and a Local Equipped Area for Play (LEAP) APPROVED following the resolution of the Planning Committee on 25 June 2014.
RM/2014//0979 (Phase 4 of 7)	26 June 2014: reserved matters for the primary school and associated sports provision APPROVED following the resolution of the Planning Committee on 25 June 2014.
NMT/2014/2807 (Phase 4 of 7)	23 January 2015: non-material amendment to the design of the primary school APPROVED under delegated powers.

VAR/2015/0342	02 June 2015: Variation of conditions 3 (phasing), 56 (sustainable design and construction) & 62 (affordable housing) of outline planning permission O/2010/1712 approved under delegated powers.
NMT/2015/1307 (Phase 5 of 7)	22 July 2015: Non-material amendments to the design of flats Blocks A-F within Phase 5 of the development approved under reserved matters RM/2014/0265 APPROVED.
152378 (Phase 7 of 7)	29 April 2016: Reserved matters for Phase 7 (100 dwellings, a Local Equipped Area of Play and allotments) APPROVED following the resolution of the Planning Committee on 27 April 2016.
160611 (Phase 5 of 7)	31 March 2016: non-material amendments to reserved matters 152378 (13 flats as an alternative to plots 398–405 previously approved under phase 5 reserved matters RM/2014/0265) to allow small changes to the internal layout of the flats and elevations APPROVED.
161517 (Phase 4 of 7)	21 July 2016: full application for the temporary siting of two single-storey classrooms and ancillary accommodation for a period of up to 12 months during the construction of the Floreat Montague Park Primary School APPROVED under delegated powers.
161963	Application to vary conditions 3 (phasing), 7 (neighbourhood centre development brief) and 62 (affordable and specialist housing provision) and remove condition 63 (extra care dementia housing) of outline planning permission O/2010/1712 (as varied by VAR/2015/0342). The variation proposed is the omission of references to extra care dementia housing as part of the on-site affordable housing provision and it was resolved to approve the application under delegated powers on 11 October 2016 (plus an addendum to the report on 23 March 2017); a S106 Deed of Variation is pending.

SUMMARY INFORMATION	
Development as a whole	
Overall Site Area	34.71 hectares
Net developable area	18.57 hectares (excluding the SANG, the primary school, distributor road and strategic buffers along London Road and Clay Lane)
No of dwellings	636 (consistent with the outline planning permission which permits <u>up to</u> 650 dwellings)
Number of on-site affordable dwellings	145 (23% of the 636 dwellings proposed consistent with the S106 requirement)
Phase 6	
A class uses	627m ²
Community facility	222m ²
No of dwellings in Phase	115 (18% of the 636 dwellings within the development)

No of affordable dwellings in Phase	30 (26% of the dwellings in the phase)					
Mix and tenure split	On-site affordable housing (% of affordable dwellings in phase)		Market housing (% of market dwellings in phase)		Total residential (% of dwellings in phase)	
One-bedroom	6 (20%)	30 (100%)	12 (14%)	81 (95%)	18 (16%)	111 (97%)
Two-bedroom	24 (80%)		69 (81%)		93 (81%)	
Three-bedroom	0		0		0	
Four-bedroom	0		4 (5%)		4 (3%)	

CONSULTATION RESPONSES	
WBC Land Use and Transportation (LUTT)	No comments received (<i>Officer Note: The LUTT's comments would generally relate primarily to the principle of development which is well established in this case.</i>)
WBC Highways	No objection subject to conditions requiring approval of the detailed design of the access and circulation within phase 6 and requiring management of deliveries to minimise conflict with school traffic (Conditions 4-6).
WBC Drainage	No objection; the application includes acceptable details to comply with Condition 49 of O/2010/1712 (surface water drainage scheme). (<i>Officer Note: in addition Condition 50 requires a drainage strategy</i>)
WBC Waste Services	Concerns raised regarding collection of bins from the SDR, the grouping of collection points for the houses and the limited circulation space at the collection point in front of Block A. (<i>Officer Note: these issues have been discussed with both the Waste Reduction Office and the Highway Officer: and when balanced with the numerous other material planning considerations than need to be taken into account, the proposal is considered to offer the best option available. Due to the overhanging gable there is in fact more circulation space in front of Block A.</i>)
WBC Public Rights Of Way Officer	"No comment".
WBC Landscape Officer	No objection to the revised scheme subject to submission of an Arboricultural Method Statement and detailed landscaping proposals in accordance with Conditions 13 and 14 of O/2010/1712. Where trees are to be planted in small or narrow beds the landscaping details will be expected to include integrated tree pits, to include structural soils under the adjacent hard surfacing to provide sufficient rooting space for the trees to mature. (<i>Officer Note: informative 4 refers</i>)
WBC Ecology	No objection.

	There is a potential conflict between up-lighting of feature trees and the need for low light levels along bat commuting corridors (<i>Officer Note: informative 2 refers</i>).
WBC Green Infrastructure	No objection subject to confirmation of the specification for the equipment in the NEAP (Condition 3) and amplification of the landscaping details (Condition 14 of o/2010/1712 and Informative 5 refers refer)
WBC Environmental Health Officer	No objection and no additional conditions recommended: noise from deliveries, operating hours, control of noise and odour, lighting and contamination were covered by conditions of the outline planning permission (<i>Officer Note: see paragraphs 70-71 and 75</i>).
WBC Community Infrastructure (affordable & specialist housing)	No objection: (<i>Officer Note: the S106 and the strategy for provision of affordable housing required by Condition 62 of O/2010/1712, as varied by the Deed of Variation associated with application 161963, established the overall amount, tenure and size mix of affordable housing and the phasing of delivery. The proposals have been discussed with the Strategy and Partnerships Team and are considered to fit well with the requirements established by the outline planning permission</i>) The proposed community facility is in line with the Council's Shaping Our New Communities document (adopted January 2015), specifically, its size in relation to the size of the development and the design of the facility which supports the Council's aspiration for flexible and adaptable usage. (<i>Officer Note: see paragraphs 7-11 and 14-15</i>).
WBC Community Infrastructure (community facility)	The proposed community facility is in line with, and supportive of, the Council's expectations as detailed in the Shaping Our New Communities document that was adopted in January 2015. This includes the size of the community facility in relation to the size of the development and the design of the facility which supports the Council's aspiration for flexible and adaptable usage.
Berkshire Archaeology	No comments received in relation to this reserved matters application but the archaeological investigation required by Condition 34 of O/2010/1712 has been undertaken and the condition has been discharged.
Environment Agency	No comments received.
Natural England	"No comments": mitigation of the impact upon the Special Protection Area was agreed at the outline stage.
Crime Prevention Design Advisor	No comments received.
Thames Water	Require additional information in relation to Condition 49.
South East Water	No comments received.
SSE Power Distribution	No comments received.

Southern Gas Networks	Advise of the presence of gas mains in the vicinity and the need for safe working practices.
Royal Berkshire Fire and Rescue	No objections. Note the possible requirement for additional hydrant (<i>Officer Note: condition 54 of O/2010/1712 refers</i>) and that gates required for emergency access should provide a minimum of 3.1 metres clear opening.
Bracknell Forest Borough Council	<i>“Bracknell Forest Council does not wish to make any comments on this application.”</i>
Ward Members	<p>Full comments attached raising concerns regarding:</p> <ul style="list-style-type: none"> i) The density and character of the development (<i>Officer Note: see paragraphs 29-32 and 37-48</i>); ii) The quality of design and parking in Block C in particular (<i>Officer Note: see paragraphs 41-45</i>); iii) The proportion of one and two-bedroom apartments (<i>Officer Note: see paragraphs 33-36</i>); iv) The amount of affordable housing (<i>Officer Note: see paragraphs 20-21</i>); and v) Transport infrastructure (<i>Officer Note: see paragraph 79</i>).
Wokingham Town Council	<p>Full comments attached raising concerns regarding:</p> <ul style="list-style-type: none"> vi) The density of development (<i>Officer Note: see paragraphs 29-32 and 37-48</i>); vii) Additional traffic on London Road until the SDR is delivered (<i>Officer Note: the impact of up to 650 dwellings and associated infrastructure in advance of the remainder of the SDR south of the railway was considered at the outline stage and assessed to be acceptable – see paragraph 79. There are no restrictions linking the delivery of housing at Montague Park to the continuation of the SDR south of the railway. Nevertheless, an application for the road-over-rail bridge and the section of road connecting it to Waterloo Road is expected in late-summer 2017, with opening anticipated in spring 2019 followed by the remainder of the road by 2021</i>); viii) Tandem parking, unless both spaces are allocated to the same property (<i>Officer Note: all tandem spaces are proposed to be allocated to the same property</i>); ix) The expanse of parking to the east of the site is unsightly; some of the spaces should be relocated to the south (<i>Officer Note: The appearance of the parking would be softened by landscaping, in particular tree planting along the southern and eastern edges. It is not clear where it is envisaged the parking could be relocated but, even so, the existence of a preferred alternative is not a reason to withhold planning permission for an otherwise acceptable proposal.</i>) x) The retail delivery and parking strategy (<i>Officer Note: see paragraphs 86-95 and 109-111</i>).

The Town Council do not consider these concerns have been addressed by the revised plans.

REPRESENTATIONS

One representation has been received. In summary, the issues raised were:

It is not clear whether the 114 dwellings proposed are included within or in addition to the 650 dwellings. (*Officer Note: the dwellings proposed as by this application for approval of details to comply with reserved matters form part of the total of up to 650 as set out in the summary above and paragraph 5)*

Amenities and infrastructure should be provided to provide for the ever growing population. (*Officer Note: The outline planning permission secured infrastructure to meet the needs of the new development)*

PLANNING POLICY

Wokingham Borough Core Strategy policies:

CP1	Sustainable development
CP2	Inclusive communities
CP3	General Principles for development
CP4	Infrastructure requirements
CP5	Housing mix, density and affordability
CP6	Managing travel demand
CP7	Biodiversity
CP8	Thames Basin Heaths Special Protection Area
CP9	Scale and location of development proposals
CP10	Improvements in the Strategic Transport Network
CP13	Town centres and shopping
CP21	South Wokingham Strategic Development Location

Managing Development Delivery Local Plan (Adopted February 2014)

Cross Cutting Policies

CC01	Presumption in Favour of Sustainable Development
CC02	Development Limits
CC03	Green Infrastructure, Trees and Landscaping
CC04	Sustainable Design and Construction
CC05	Renewable energy and decentralised energy networks
CC06	Noise
CC07	Parking
CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09	Development and Flood Risk (from all sources)
CC10	Sustainable Drainage

Residential Uses

TB05	Housing Mix
TB07	Internal Space Standards
TB09	Residential accommodation for vulnerable groups

Retail Uses

TB15	Major Town and Small Town/District Centre development
TB16	Development for Town Centre Uses
TB17	Local Centres and Neighbourhood and Village Shops
TB20	Service Arrangements and deliveries for Employment and Retail use

Landscape and Nature Conservation

TB21	Landscape Character
TB23	Biodiversity and Development

Heritage

TB25	Archaeology
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Housing

SAL04	New open space associated with residential development within and adjoining the Borough
SAL05	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Supplementary Planning Documents

Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012)
Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
South 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 (July 2013)

National Planning Policy

National Planning Policy Framework (27 March 2012)
Planning Practice Guidance

PLANNING ISSUES

The principle of development

1. The principle of development was established by outline planning permission O/2010/1712, which approved up to 650 dwellings and associated infrastructure: although at the time of the outline application, the site lay beyond development limits in the designated Countryside, the application was consistent with the Core Strategy - in particular Policies CP17 and CP21, the South Wokingham Strategic Development Location Supplementary Planning Document (the South Wokingham SPD) and the Infrastructure Delivery and Contributions Supplementary Planning Document (the Infrastructure SPD), which identify the South Wokingham SDL for a coordinated, infrastructure rich development of 2,500 new homes and envisage Buckhurst Farm (now Montague Park) coming forward as the first phase.
2. The subsequently adopted Managing Development Delivery Local Plan (MDDLDP,

February 2014) confirms the spatial strategy already established, incorporating the western part of the Montague Park site in the Major Development Location of Wokingham – one of the settlements identified by Core Strategy Policy CP9 as being capable of accommodating large scale new development - while the land to the east of the site remains in the Countryside.

3. The outline planning permission was subject to a S106 legal agreement, which secures the coordinated delivery of the infrastructure necessary to support the development – including on-site provision of a primary school with dual use sports pitches, a neighbourhood centre, Suitable Alternative Natural Greenspace (SANG), play areas, allotments and amenity open space – and triggers for its delivery, consistent with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.
4. Development is taking place in seven phases and the current application is the final phase to be approved. Thus, as part of the assessment of the application, it is appropriate to review whether the requirements of the outline planning permission have been met.
5. The outline planning permission is for up to 650 dwellings. The combined reserved matters will deliver 636 dwellings, 14 fewer than the maximum of 650 that could have been delivered under the outline planning permission. This variance (2%) is not significant and is acceptable given other considerations relating to the character of the development.
6. Consistent with the S106 and the distribution of land uses established by the outline planning permission the reserved matters include a neighbourhood centre incorporating retail and community uses, a public square, public parking for visitors to the neighbourhood centre and school and a play area (a Neighbourhood Equipped Area for Play (NEAP)). The primary school and associated sports provision, SANG, three other play areas, allotments and amenity open space have been approved in earlier reserved matters applications, as set out briefly in the summary at the start of this report.

The neighbourhood centre: retail provision, the community facility and open space

7. The Core Strategy (Policy CP 13 and supporting text) and MDDL (Policy TB15) seek to maintain a hierarchy of shopping provision to meet the needs of local residents and anticipate the provision of new or enhanced local centres within the four SDLs, in order to achieve sustainable patterns of development.
8. Accordingly, Core Strategy Policy CP21 (plus Appendix 7), the Infrastructure SPD and the South Wokingham SPD (Design Principles 2a and 4a in particular) establish that the two neighbourhood centres should be provided as a focus for community activity within the south Wokingham SDL: a smaller centre to the north of the railway a larger one (incorporating a community centre to serve the whole SDL) to the south. These centres should provide for schools, shops, local services, health provision, indoor sports facilities, community centres and potentially some small-scale employment and be situated adjacent to SDR to ensure that they are easily accessible (on foot, bicycle and by public transport) and visually prominent.
9. In line with the expectations of the Infrastructure SPD, the Infrastructure Delivery Plan anticipated the community centre would be located in the larger neighbourhood centre,

south of the railway (and the S106 secured a proportionate, £798,200 financial contributions towards its provision) but additionally provided for a small community facility to meet the needs of the Montague Park development in the interim.

10. Thus Condition 2 and the S106 secured a neighbourhood centre with an area of not less than 0.46 hectares consisting of at least 600m² of class A uses (A1 shops, A2 financial and professional services, A3 food and drink, A4 drinking establishments, A5 hot food takeaways) and 200m² for community use (to be agreed in consultation with local community stakeholders), to be provided before occupation of the 500th dwelling (the phasing details to comply with condition 3 of O/2010/1712 establish it will be within Phase 6). There is a maximum size limit of 400m² on any individual A class unit (O/2010/1713 Condition 64) to ensure that the development serves to meet day-to-day needs of the local population rather than a destination attracting visitors from a wider catchment area.
11. Consistent with this policy framework, the approved Land Use Parameters Plan (Drawing No TA03 Rev T) identified adjacent sites on the eastern side of the SDR for a neighbourhood centre and school. The area occupied by the footprint of Block A, the public car park and the public square is approximately 0.5 hectares, so slightly above the area required for the neighbourhood centre by the outline planning permission.

Retail provision

12. In line with the outline planning permission, the reserved matters incorporate 627m² of Class A floorspace on the ground-floor of a mixed use building: a single unit of 377m² (the applicant has indicated this is most likely to be a 'top-up' convenience store), plus a further 240m² flexibly designed to allow amalgamation or sub-division of the space to form smaller units as necessary.
13. Although the new neighbourhood centre is not yet defined on the proposals map, the requirement for retail provision within the SDL boundaries is established by the policies referred to in paragraphs 7-8 and the scale of the proposed provision was considered at the outline stage. Therefore, there is no conflict with MDDLDP Policy TB16 and no requirement for a sequential or retail impact test.

Community facility

14. Also in line with the outline planning permission, a 222m² community facility is proposed within the mixed-use building. The Council has identified an operator for the facility (Christ Church Wokingham) and their representatives have been engaged in the design of the building. The facility is proposed to be located at the southern corner of the mixed use building, providing two active frontages, one with sliding doors allowing the building to open up onto the adjacent public square. It would also have a small, dedicated outdoor space adjoining, which will make it suitable for a wider range of uses.
15. In line with the S106, the shell of the building will be provided, with the necessary services and utilities: the fit out will be the responsibility of the operator although an illustrative layout, based on discussions with them, has been shown.

Public space and art

16. The approved landscape parameters plan identified a local square within the neighbourhood centre and one is proposed to the southeast of the mixed use building, adjacent to the community facility and leading to the pedestrian access to the school.

17. Another requirement of the outline planning permission was the provision of three pieces of public art: one at the entrance to the development, one in the SANG and one in the neighbourhood centre. The first, at the junction of the SDR with London Road, is already in place and the second, in the SANG, is also due to be installed soon; the third has also been commissioned and will be installed in the open space adjoin the square when it is landscaped.

Neighbourhood Area of Play (NEAP)

18. The approved Landscape Parameters Plan established that the largest of the four play areas within the development – a NEAP - should be located to the east of the neighbourhood centre, adjoining the SANG. This situation makes it easily accessible, facilitating combined trips to other facilities in the neighbourhood centre and provides the benefits of easy access to the SANG for recreation and the security of natural surveillance from the adjacent flats. Anecdotally these types of activity patterns are already starting to establish with many families visiting the play area within phase 3 after school.

19. The equipment proposed within the play area is in line with the specification in the S106 and provides a different play experience to the other three (details of which have already been approved in earlier phases), in particular the Local Landscaped Area for Play (LLAP) which lies a short distance away in the SANG.

Affordable and specialist housing

Number of affordable units

20. Core Strategy Policy CP5, *Housing mix, density and affordability*, amplified by MMDLP Policy TB05: *Housing Mix*, South Wokingham SPD Design Principle 2b, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including up to 35% affordable housing within SDLs. Accordingly, conditions 3 and 62 of the outline application and the S106 legal agreement, amended by a Deed of Variation, secure the equivalent of 35% affordable housing: 23% on-site, equating to up to 150 units, a commuted sum towards delivery of the 8% off-site and the option to expand of the primary school to three-forms of entry in lieu of the remaining 4% (which the Council chose to exercise).

21. 30 affordable dwellings are proposed within phase 6 (26% of the dwellings within the phase). This brings the total across the development as a whole to 145, which equates to 23% (of 336 dwellings) exactly in line with the S106 requirement.

Tenure split

22. In line with Core Strategy paragraph 4.32 and the Affordable Housing SPD, the S106 also established the tenure split for affordable housing - 70% social rented, up to 12% of which may be affordable rented housing, and 30% shared ownership (the recent Deed of variation allows 2% variation either way to reflect the complexities of delivering large scale development). It was originally anticipated that 18 one-bedroom dementia extra care units would be provided as part of the social rented provision but for the reasons explained in paragraphs 25-26 18 units of intermediate rented housing have been agreed as an alternative (application 161963 refers).

23. The table below shows that the development as a whole would deliver 72% rented accommodation (of which 8% would be affordable rented, 12% intermediate rented

and the remainder social rented) and 28% shared ownership. This split is in line with the S106 requirement and is appropriate given the emphasis on – more affordable - rented accommodation and management issues (for example not mixing tenures within a single block of flats).

	Tenure					Total
	Social rented	Affordable rented	Intermediate rented	Total Rented	Shared ownership	
Proposed within phase 6	6 20%	0	18 60%	24 80%	6 20%	30 26%
Whole site	75 52%	12 8%	18 12%	105 72%	40 28%	145 23%
S106 target	Up to 72%	up to 12%	18 units	68-72%	28-32%	

Size mix for affordable housing

24. The S106 also established a size mix for affordable homes within the development, based on guidance in MDDL P paragraph 3.23 and the Affordable Housing SPD. For the reasons explained in paragraph 25 the dementia housing element has since been omitted and – as several years have passed since the outline planning permission was negotiated – the opportunity was taken to review how well the target mix meets with the Council’s current requirements. Given the issues of affordability with the larger units the Council’s preference is now to limit the number of larger affordable homes and a revised mix was agreed as set out below. The proposed mix across the development as a whole fits well with this.

Bed's	Phase 6 (proposed)	Whole development (approved/proposed)		Original S106 target mix		Revised S106 target mix	
1 (flat)	6	20 14%	38%	20% ^[3]	35%	No fewer than 10% of the one & two-bed units	35-40%
2 (flat)	18	35 24%		No more than 15%			
2 (house)	6	40 28%	54%	No less than 30%	50%	No less than 25%	No less than 50%
3	0	38 26%		20%			
4 +	0	12 (8%)	8%	15%		No more than 10%	

^[3] including 18 units of Dementia Extra Care Housing

Specialist housing

25. Core Strategy policies CP2 and CP5 require a mix and balance of dwelling types, tenures and sizes of dwelling and are supportive of development that addresses the requirements of an ageing population. Building on these requirements Core Strategy policy CP21, amplified by Appendix 7 and the South Wokingham and Infrastructure SPDs seek provision of around 60 units of mixed tenure, extra care housing within the South Wokingham SDL plus small schemes of dementia housing (8-12 units), preferably within a larger mixed tenure, extra care housing development.
26. Accordingly the S106 for Montague Park secured 18, one-bedroom units of dementia extra care housing (as a proportionate share of the extra care provision within the SDL, using the Council's own development at Beeches Manor as a model) close to the neighbourhood centre. However, after extensive marketing and pre-application discussions it transpired that a standalone facility of this type would not be viable given the location and scale. Furthermore, sufficient extra care projects are coming forward to meet current needs. Given these circumstances, it was agreed that 18 affordable flats for intermediate rent (six one-bedroom and 12 two-bedroom) could be provided as an alternative, helping to meet the urgent need for affordable housing in the borough (application 161963 and the accompanying Deed of Variation refer).

Lifetime homes

27. The Core Strategy and SPDs are supportive of Lifetime Homes and MDDL Policy TB05 requires a proportion (normally 10-20%) of new dwellings to be this standard. The outline planning permission pre-dated the adoption of the MDDL policy and the S106 also requires at least 15% of the affordable housing to be constructed to Lifetime Homes Standard. In the event all of the affordable homes (23% of the dwellings) have been built to this standard (there is no formal certification in place but is a requirement of CfSH level 4).

Density of development and housing mix

28. Core Strategy Policy CP5, *Housing mix, density and affordability* and MDDL Policy TB05, *Housing Mix* and the South Wokingham SPD seek a mix and balance of densities, dwelling types and sizes. This requirement is reinforced by Design Principle 2b.

Density

29. In line with policy at the time, the outline application established an average density of 35 dwellings per hectare (dph) across the site as a whole, with variation to help establish different character areas within the development. The Density Parameters Plan established a range varying from to 25-30 dph around the edges of the development (to allow it to assimilate to adjacent residential areas and provide a 'softer' edge to the countryside) up to 50- 60 dph in the immediate vicinity of the neighbourhood centre (where a mixed-use development of flats above retail and community uses was anticipated).
30. Phase 6 is split into two development blocks. The Density Parameters Plan identified the southern block and the SDR frontage of the northern block as higher density (50-60dph) with the remainder being medium/high density (40-50 dph). The proposal is consistent with this approach with flats, mostly above the retail and community facilities, in the southern block and a mix of houses and flats in the northern block, providing a range of house types and densities across this development parcel. The

overall density within this phase is 63 dph. While this is fractionally above the anticipated density set out in the outline, the density distribution across the development as a whole is in line with the approach established by the Density Parameters Plan and is reflective of what is proposed in district centres across the SDL developments.

31. Based on the net developable area of 18.57 hectares and 636 dwellings proposed, the average across the whole development remains 34 dph, consistent with the outline planning permission.
32. Ward members and the Town Council and have raised some concerns about the density proposed. Although densities are higher within the district centre, this is consistent with the outline planning permission and, given the layout and design proposed and will not result in detriment to future occupiers. It will also assist in providing a flexible housing mix throughout the development and will help with the centres ongoing viability and vitality.

Size mix

33. Core Strategy policy CP5 and MDDLDP policy TB05 establish that residential development should provide an appropriate housing mix which reflects the underlying character of the area as well as current and projected needs. However, neither policy establishes a target mix of house types or sizes.
34. The outline application also established that there would be a range of dwelling types and sizes within the development, proposing an overall mix of dwellings in line with the target mix set out in the Wokingham District Local Plan (now superseded by the policies referred to in paragraph 33). As with density, the Design and Access Statement established that the precise mix would vary between the different character areas, with a higher proportion of larger detached and semi-detached houses in lower density areas and a higher proportion of smaller units, including flats and terraced houses in higher density areas. Allowing the flexibility to establish distinct character areas within the development was a higher priority than the precise housing mix: accordingly, neither the size mix nor the proportion of flats and houses was conditioned.
35. The neighbourhood centre was envisaged to be a higher density area of predominantly flats and, consistent with this vision, the dwellings in phase 6 are predominantly (91%) flats. This contrasts with other parts of the site where the development consist almost entirely of houses and the overall mix – which is set out in the table below - is close to that anticipated at the outline stage.
36. Over the site as a whole, the size mix would be broadly in line with expectations at the outline stage. The main variations are a smaller proportion of the smallest (one-bedroom) and largest (five-bedroom) properties than expected, with the difference being made up by an increase in the number of two bedroom properties. 42% of the dwellings would be flats and 58% houses. This is a good fit with the expectations established by the outline planning permission. It should also be noted that housing market needs have changed nationally since the outline scheme was approved and throughout the lifetime of this development; the revised mix reflects demand. It is considered this can be accommodated without harm to the amenities of future occupiers.

unit size	Phase 2		Phase 3		Phase 5		Phase 6		Phase 7		Total		Anticipated at Outline	
1-bed	0		0		22 22%		18 16%		2 2%		42 7%		14%	
2-bed flat	5 3%	34 21%	14 21%	19 29%	65 33%	110 56%	87 76%	111 97%	54 54%	60	225 35%	334 53%	32%	46%
2-bed house	29 18%		5 8%		23 12%		6 5%		4 4%		67 11%			
Three-bed	62 39%		25 38%		55 28%		0		37 37%		179 28%		28%	
four - bed	60 22%		22 33%		30 15%		4 3%		3 3%		119 19%		18%	
Five-bed +	4 3%		0		0		0		0		4 1%		8%	
Total	160		66		195		115		100		636			

The character of the area

37. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* require a high quality design that respects its context.

38. This requirement is amplified by MDDL Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and South Wokingham SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure (including designated Green Routes such as London Road), retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native - planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment. Consistent with these policies the outline planning permission (Landscape Parameters Plan (Drawing No TA06 Rev T) in particular) established that the existing landscape structure could be largely retained and incorporated, providing a landscape structure to ensure that the development would integrate well in the landscape context and conditions of O/2010/1712 secure this (Conditions 12, 13, 14, 15, 17 and 18 among others).

39. Design Principle 3a requires the application of character typologies to reinforce settlement structure and proposes three typologies - urban residential, general residential and rural interface - establishing the characteristics of each. Development along the SDR corridor should be urban residential so close grain, with continuous building frontages, town houses and apartments at the higher end of the density range

40. The parameters plans approved under the outline planning permission established the juxtaposition of different land uses which were consistent with planning policy. (Very broadly built development would be located towards the west of the site and open space to the east, to maintain the separation from Bracknell). They also established the range and distribution of building densities and heights across the site; the green infrastructure framework including the SANG, play areas and other open space; and the movement network with a hierarchy ranging from the SDR (Southern Distributor Road, now William Heelas Way) to informal footpaths within the SANG. These plans, combined with the Design and Access Statement (DAS) identified key elements of the design establishing different character areas within the development, gateways, key public spaces, locations for landmark buildings and so on. They also established typologies for the different character areas and street types. These principles were consolidated in a subsequent Design Code (a requirement of Condition 8 of

O/2010/1712 – conditions reference C/2013/0200) and a Neighbourhood Centre Development Brief (condition 7 of O/2010/1712 - conditions reference 163239)

41. The DAS incorporated an assessment of the character of the area surrounding the site to identify characteristics of development in Wokingham. This analysis formed the foundation for the parameters for development – including the density and height distribution across the development - and principles established in the DAS and overarching Design Code. Consistent with the requirements of the South Wokingham SPD, the parameters plans and DAS established that development would be based on a traditional pattern of streets and perimeter blocks.
42. The DAS built on the approach established by the SPD to establish six character areas within Montague Park: the SDR (now William Heelas Way) is recognised as the main route through the development and the focus for community facilities, including the neighbourhood centre. Accordingly, William Heelas Way and the neighbourhood centre (including the whole of Phase 6) fall within the Buckhurst Boulevard and Square character area. Reflecting its function this character area has a relatively formal, urban character with terraced town houses and apartment blocks forming a semi-continuous, formal, frontage along William Heelas Way, with vertical emphasis and limited gaps.
43. Consistent with this character, the density and building heights parameters plans established that the greatest densities and building heights would occur along this route: up to three-storey (up to 13 metres) along most of the route, rising to three and a half-storey (14 metres) opposite the neighbourhood centre, around the junction with the secondary access (Whitlock Avenue). Within the neighbourhood centre the mixed use building, containing the shops and community uses can be up to 3.5-storey (15 metres maximum height), reflecting both its need to stand out as a public facility and also the greater storey heights required for retail and community uses compared to residential. This approach is in accordance with SPD Design Principle 3C which establishes the principle that landmark buildings and increase in building heights should be used emphasise the role and status of places such as the neighbourhood centres as an aid to legibility. The proposed development falls within these parameters with the northern development block consisting of mainly three-storey, terraced houses and apartments with ridge heights of up to 11.7 metres, rising to 13 metres for block B and 15 metres for Block A. It also adopts the approach established by the DAS, Design Code and Development Brief of using gables, balconies, bays and dormers to reduce the apparent scale of the buildings.
44. Design Principle 4c states that the position and design of buildings should help to distinguish the centres and the proposed design approach reflects this. The design of the buildings in the northern block is very much consistent with the earlier phases of the development while the mixed use building uses many of the same devices but with a more modern interpretation, allowing the building to fulfil the landmark function mentioned in paragraph 43 . It also complies with the advice in Design Principles 4c and d that large footprint buildings should be embedded within the block structure and form part of the street frontage. The guidance also stresses the importance of including residential uses on the upper floors above shops and similar uses, to promote the vibrancy and safety of centres.
45. A palette of materials - orange/red brick and render, with tile or slate roofs – was established at the outline stage. The use of these materials in differing proportions

throughout the site will help define the different character areas. Condition 10 of O/2010/1712 requires approval of materials before commencement of development in any sub-phase.

46. Conditions 12 and 13 require approval of an Arboricultural Implications Assessment and Arboricultural Impact Assessment and Condition 14 requires approval of a scheme of landscaping before work commences in any sub-phase.
47. Condition 15 required approval of an overarching Landscape and Habitat Management Plan before submission of the first reserved matters application (this was approved in February 2012, Conditions reference C/2012/2568) followed by a detailed Plan before development in any sub-phase begins.
48. Overall the scale, design and character of the proposal is considered to be in accordance with the principles set out within adopted policies and guidance and that of the outline planning permission.

Residential amenity

Separation distances from neighbouring properties in earlier phases of the development

49. Core Strategy Policy CP3, *General Principles for Development* requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Wokingham Borough Council Borough Design Guide SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts: within urban areas some overlooking is unavoidable but the impacts to future residents should be minimised.
50. The SDR, **William Heelas Way** would provide over 20 metres separation between the buildings proposed within the neighbourhood centre and those on the opposite side of the road (three-storey houses and apartments, rising to 3.5-storey on the corner of Whitlock Avenue). The hedgerow corridor to the north of the neighbourhood centre would provide at least 30 metres separation from the housing in **Baker Crescent** (two-storey houses except for a three-storey apartment building on the corner with William Heelas Way). This is comfortably above the 10 metres minimum front-to-front separation required by the Borough Design Guide and also the more generous 15 metres recommended for buildings of three or more storeys so would prevent any adverse impact on the properties approved in earlier phases of the development.

Separation distances within Phase 6

51. The southern perimeter block in Phase 6 is formed by two buildings: **Block A** is a mixed-use building with residential accommodation on the first, second and third floors, while **Block B** is a three-storey apartment building. The minimum, back-to-back separation between the two buildings (measured from the gables of the third-floor flats in Block A) would be 28 metres. This separation is over the 22 metre minimum back-to-back separation distance, although slightly below the 30 metres recommended between flats of three-or more storeys. Combined with the layout of Block B (there is a communal, circulation corridor running along the rear elevation, so no habitable rooms facing directly towards Block A) it will provide an appropriate level of privacy for occupants of both buildings. As such this is considered acceptable.
52. At the southern end of the block there would be ten metres between the gable ends of

the two buildings. Habitable room windows are proposed on the first-floor and above in the flanks of both buildings: the sole window to one bedroom plus a secondary bedroom window and the window to a kitchen which is part of an open plan living room in Block A (apartments 30, 42 & 54) and a kitchen window, also within an open plan living room) in Block B (apartments 11 & 17). This is akin to a back-to-flank relationship although the primary outlook from the flats remains to the front and rear. Given that only one bedroom in each of the three flats in Block A relies on this as its sole outlook and the context in the neighbourhood centre, in particular the need to minimise the gap between the buildings to reinforce the perimeter block and active frontages, this relationship is acceptable.

53. At the northern end there would be 25 metres between the rear of Block A and the flank of Block B. The only windows in the flank of Block B would be a bathroom and secondary bedroom window in the third floor flat (apartment 12). The separation comfortably exceeds the recommended 12-15 metres back-to-flank separation.
54. The northern perimeter block consists of a mixture of flats and houses, some two and some three-storey.
55. Plots 5-14 are three-storey apartments have a back to flank relationship with the houses, plots 21 & 43 being the closest. The minimum back-to-flank separation of 12 metres is met and the distance from habitable room windows to the boundary is at least 14 metres, approaching the more generous 15 metres recommended for three-storey flats. However, the internal layout of the flats is such that their primary outlook is to the front with only hallways or secondary windows (kitchens within open plan living rooms) in the rear elevation so the extent of overlooking would be limited. A similar relationship occurs with the three-storey flats, plots 29-34 where the back-to-flank separation from the nearest house, plot 38 is 14 metres but these flats are also laid out so their primary outlook is to the front, so again the relationship would not give rise to unacceptable overlooking.
56. The two terraces of houses - plots 20-23 which are three-storey and plots 38-43 which are two-storey – are not parallel so views between them are slightly oblique. Back-to-back distances between the two rows of houses, the three-storey flats (plots 18-20) and the two-storey flat-over-garages (FoGs, plots 1, 24 & 37) are all at least the 22 metre minimum and in most cases also meet the desirable separation distances of 26 metres for three-storey houses and 30 metres for three-storey flats. Plots 23 & 24 are a minimum of 22.5 metres from the houses opposite (measured from the corner of plot 24) and given that views would be slightly oblique and that phase has always been intended to have a denser, more urban character than the remainder of the development, these relationships would not result in undue harm and are acceptable.
57. Front-to-front distances across the central street, between the flanks of Blocks A and B and plots 34-43 would be over 19 metres, so comfortably above the 10-15 metre recommended separation.
58. Thus acceptable relationships would be achieved between both with dwellings in earlier phases of the development and within Phase 6.
59. To minimise disturbance during construction, Condition 32 of O/2010/1712 requires approval of a Construction Environmental Management Plan (CEMP) before development in any sub-phase begins and Condition 33 controls hours of work.

Compliance with internal space standards

60. Consideration should also be given to the amenity of future occupants of the development.
61. From 1 October 2015 the internal space standards set out in MDDL Policy TB07: *Internal Space Standards*, the Borough Design Guide and the Affordable Housing SPD were superseded by the *Technical housing standards – nationally described space standard*, which establishes minimum gross internal floor areas and storage requirements based on the number of bedrooms, occupants and storeys.
62. The proposed dwellings all comply with this standard: 50m² gross internal area for a one-bedroom, two-person flat; 61m² for a two-bedroom, three-person flat; 79m² for a two-storey, two-person house and 130m² for a three-storey, four-bedroom, eight-person house. (Incidentally, the TB07 requirement for a two-bedroom house would have been higher at 83m² and the proposal also complies with this).

Private amenity space

63. The Borough Design Guide (page 47) establishes principles for provision of private amenity space for dwellings in addition to the generous levels of open space being provided on site.
64. Gardens of at least 11 metres in depth are recommended for houses, although in areas with an urban character more compact gardens may be appropriate. The ten houses in phase 6 would all have a private rear garden of at least 9 metres in length. Given that the neighbourhood centre is intended to have a denser, more urban character this is appropriate in this instance and would not result in harm to the amenities of these residents.
65. Flats should preferably have access to some form of private or communal garden space, or – for upper floor flats – a balcony, terrace or winter garden. Although no communal private amenity space is proposed, 35 (65%) of the 54 flats in Block A and 11 (65%) of the 17 flats in Block B would have balconies. Of the 34 flats in the northern block, 28 (82%) would have balconies and three of those that don't would have a Juliette balcony. While it is public rather than private amenity space plots 15-28 would benefit from an outlook over one of the green corridors that run through the site. Thus, there would be good provision of private amenity space commensurate with the character of the neighbourhood centre and reflective of urban centres.
66. Taking into account that this phase has always been intended to have a denser character than the remainder of the development and other material planning considerations - in particular the need to provide adequate space for car parking (standards have increased since the outline planning permission was granted) and the large amount of open space within the development (the amount of amenity open space provided in the green corridors that run through the site is significantly over policy requirements) – the proposed provision of private amenity space is appropriate and is in accordance with levels found within more dense urban areas.

Noise and odour

Traffic Noise

67. Core Strategy Policy CP1, *Sustainable Development* and MDDL Policy CC06, *Noise*

direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.

68. The South Wokingham SPD identifies noise as a constraint to development and the noise assessment submitted at the outline stage identified three areas where noise levels in 2026 were predicted to be within Noise Exposure Category (NEC) B, where noise must be taken into consideration, or NEC C, where planning permission should not normally be granted (these categories have since been revised by the MDDLDP). These were along London Road, along the SDR and adjacent to the railway. Accordingly, Condition 24 of the outline planning permission requires the layouts submitted at reserved matters stage to have regard to the need to avoid noise sensitive development with these areas. However, the strategy for the site requires development within active frontages facing onto the SDR and noise considerations must be balanced against privacy and visual amenity. Hence, the need for noise mitigation measures cannot be entirely avoided and condition 25 requires approval and implementation of noise mitigation measures.
69. The proposals for phase 6 include development fronting onto the SDR. Gardens lie to the rear of the buildings, which will afford them some protection and the noise assessment indicated standard thermal double glazing would provide adequate mitigation to achieve suitable internal noise levels (which will be confirmed when details to comply with Condition 25 are submitted). Acceptable noise levels can be achieved.

Noise and odour from commercial and community uses

70. Policy CP 1 also requires emission of pollutants to be minimised and the high quality of the environment to be maintained. The development within Phase 6 includes uses within use classes A1-A5 and D1 which have the potential to cause a nuisance due to noise and odours. These matters were considered at the outline stage and conditions 27-30 of planning permission O/2010/1712 are concerned with mitigating impact of commercial and community uses on the amenity of the surroundings. These conditions and place controls on:
- a) noise generated by plant and equipment;
 - b) hours of operation;
 - c) noise from the commercial and community facilities; and
 - d) deliveries which are precluded outside the hours of 0800 to 22:00 Monday to Saturday and 08:00 to 13:00 on Sunday and public holidays;
 - e) and require extraction equipment to be installed in accordance with approved details.
71. These conditions will protect the amenity of nearby residents, including those living within the mixed use building.

Ecology

72. Core Strategy Policy CP7, *Biodiversity* and MDDLDP Policy TB23: *Biodiversity and Development*, require 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.
73. A key feature of both landscape and ecological value is the network of species rich

hedgerows, which are to be retained as an integral part of the landscape framework for the development. To allow for successful retention of the hedgerows, Condition 17 of O/2010/1712 requires reserved matters to be in accordance with the Hedgerow Management Plan (revised 14 October 2011) and Condition 18 requires amplification of the details of breaks in the hedgerows and mitigation of the impact before development in any sub-Phase begins.

74. A critical element of the Hedgerow Management Plan is the establishment of ten metre wide buffers on either side of the hedgerows (measured from the centre line of the hedgerow) consisting of open soft areas, with occasional leisure paths. The buffers may, as an exception, be reduced to a minimum of seven meters for short sections, on one side only. The application is consistent with the Hedgerow Management Plan.
75. In order to balance the sometimes conflicting aims of providing a safe environment for occupants and minimising the impact on wildlife, especially bats, Condition 20 required approval of an overarching lighting strategy before submission of reserved matters, to be supplemented by a detailed scheme for each phase before development in the phase begins. Also see informative 2.
76. Condition 19 required an updated reptile survey to be submitted, together with a Reptile Contingency Plan, before commencement of each phase: these details have already been approved for Phase 6 (C/2014/1409).

Thames Basin Heaths Special Protection Area

77. The Thames Basin Heaths Special Protection Area was designated under European Directive due to its importance for heathland bird species. Southeast Plan Policy NRM6 and Core Strategy Policy CP8 establish that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the Special Protection Area. The South Wokingham SDL falls within this zone of influence and, accordingly, Core Strategy Policy CP21 amplified by MDDL Policy SAL05 and SDP Design Principle 1c (vi) require provision of Suitable Alternative Natural Greenspace (SANG).
78. Condition 68 of outline planning permission O/2010/1712 secured provision of 12.48 hectares of SANG within Phase 2 of the development (RM/2013/0242 & C/2013/0243) (consistent with MDDL policy SAL05). The SANG was delivered in three stages, with the first stage including laying out the network of footpaths before occupation of the first dwelling. Final stages of planting, including replacement of plants that failed to establish successfully is taking place during the 2016/2017 planting season. The S106 secures a commuted sum for future maintenance of the SANG and a SANG management plan.

Access and movement

79. Core Strategy Policies CP1, *Sustainable Development* and CP6, *Managing Travel Demand* seek to manage travel demand by a variety of measures and Policies CP10, *Improvements in the Strategic Transport Network* and CP21, *South Wokingham Strategic Development Location* amplify this aim, identifying specific measures relevant to the South Wokingham SDL including provision of the SDR, improvements to capacity along the A329 and A321 corridors and improved provision for travel by means other than 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 (Conditions 41, 42, 43, 45, 46 and 47

of O/2010/1712) and the S106 legal agreement.

Movement layout

80. Two important concepts underlying the proposals for South Wokingham are the role of the SDR as the primary route for movement through the development - for pedestrians, cyclists and motor vehicles – as well as fulfilling a strategic function and that development should consist of a series of “walkable neighbourhoods” (Figure 4.2) focused on neighbourhood centres. Neighbourhood centres should be located to facilitate direct, safe, easy access with priority given to pedestrians, then cyclists and public transport passengers (Design Principle 2a(ii)) and all new homes should be within a 5-10 minute walk from the neighbourhood centre (paragraph 5.2.1).
81. In accordance with this approach, the outline planning permission (Plan Drawing Nos TA03 Rev T *Land Use Parameters Plan* and TA07 Rev T, *Movement and Access Parameters*) established the location of the neighbourhood centre (adjacent to the SDR and to the new school) and a network of streets and paths, converging on SDR. It is situated in the centre of the development and would be less than 500 metres or a five minute walk from any part of the development.
82. As well as providing an indication of the layout of the movement network, the approved *Movement and Access Parameters Plan* amplified by the DAS and Design Code, establishes typologies for different types of route.
83. The design of the SDR has been approved through outline planning permission O/2010/1712, the Phase 1 reserved matters application RM/2013/0240 and subsequently refined through the S38/S278 highway approval process and approval of details to comply with planning conditions: these refinements were drawn together in a non-material amendment application NMT/2014/0378. As anticipated by the South Wokingham SPD, these approvals establish the character of the road as a tree lined street with residential development facing onto it.
84. Access to Phase 6 is to be provided by a tertiary street. These are intended to be slow speed lanes (potentially shared surfaces), providing access rather than catering for through traffic and where pedestrians and cyclists are prioritised to encourage multi-functional use of the public realm. In addition there would be pedestrian routes running along the northern and southern edges of this phase. Both follow the line of existing green corridors which form part of the informal amenity space within the development and will help provide a variety of routes into the neighbourhood centre and beyond to the school and SANG.
85. As visitors turn off the SDR into the tertiary access, they will either turn immediately right into the neighbourhood centre car park or continue straight ahead to access the residential areas within Phase 6. Visitors can exit the car park by the same route or a separate exit towards the eastern end of the car park. The layout has been designed to prioritise pedestrians and cyclists at the junction and to lead visitors into the neighbourhood centre car park. The residential part of the street will have a more ‘private’ feel to encourage slow speeds and deter visitors to the community facilities to some extent. The detailed design of the street will be critical to its success and Condition 4 requires the design to be worked up in more detail. SPD Design Principle 4b establishes that centres should be characterised by high quality public realm which will add to tier appeal and attraction. This is reflected in Condition 4.

The approach to car parking provision

86. In line with Core Strategy Policy CP6, *Managing Travel Demand* and MDDL Policy CC07: *Parking* Condition 36 of O/2010/1712 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards. However, the application of these standards is more complicated in the case of a mixed used development, where parking is shared by the different uses. SPD Design Principle 2a(ii) established that some car parking provision should be made within neighbourhood centres, to be shared by all facilities and services, rather than allocated for different uses. This approach makes efficient use of land and parking, avoiding over provision, as the peak demand for different uses varies. Accordingly the outline planning permission established that a single car park would be provided to serve the neighbourhood centre including the school; residential parking will be provided separately. (There is on-site staff parking at the school and a temporary 'parents' car park has been provided for the period until the neighbourhood centre comes forward. The proposed permanent car park overlaps it and use will need to be managed during construction: informative 6 refers). Thus residential and neighbourhood centre parking will be considered separately.

Neighbourhood centre parking

87. Condition 7i) of the outline planning permission required a Development Brief for the Neighbourhood Centre including "*vii) a parking and servicing strategy for the commercial, community and residential uses within the neighbourhood centre, the adjacent school and community use of the school facilities taking into consideration the potential for facilities to share parking*" (application 163239). In addition, in accordance with Condition 39, the current application is accompanied by a Parking and Servicing Strategy. This uses TRICS data for comparable shopping parades, community facilities and primary schools – the three main destinations that will be visited by people using the car park - to calculate peak arrival times, dwell times and, therefore, parking demand for each of the uses.
88. Peak demand for the car park will be at school drop-off and collection times: between 08:00 – 09:00 and 15:00 – 16:00. (Condition 28 of planning permission O/2010/1712 required the operating hours for the school to be approved: they are 08:30-15:30 Monday-Friday. Community Use of the sports facilities will be 17:00-22:00 Monday-Friday and 07:00-22:00 Saturday and Sunday.)
89. An average dwell time of 15 minutes is considered robust for the A Class uses (taking into account that just over 60% of the shopping parade is expected to be occupied by a convenience store which will generate a high number of vehicular trips but with a short dwell time of only 5-10 minutes). On their own the A Class units are likely to generate a maximum parking demand of around 15 spaces, with a peak demand of around 14 spaces between 08:00 – 09:00 and 12 spaces between 15:00 – 16:00 (i.e. school drop off / pick up times).
90. Activities at community centres do not generally start before 09:00. Peak use is likely to be by after school groups between 15:00 and 17:00 and between 17:30 until and 22:00 (condition 28 of outline planning permission O/2010/1712 will require hours of operation to be approved). Applying an average dwell time of one hour, the indicate a maximum parking demand is likely to be around 8 vehicles, with minimal parking demand of 2 and 4 spaces for the periods 08:00 –09:00 and 15:00 – 16:00 respectively (this does not make any allowance for the fact that a proportion of the vehicles arriving may just be dropping off e.g. taking children to clubs).

91. Combined the A Class uses and community facility would generate a maximum parking demand of around 21 spaces. This demand would be easily met by the 42 spaces required to meet the MDDL Appendix 2 standard of one space per 20m² for A1 shops and the D2 community facility: 31 for the shops and 11 for the community centre.
92. However, additional capacity will be required to cater for the use as a school drop-off and collection point. The school will eventually expand to three forms of entry with up to 630 pupils, 26 nursery pupils and 40 FTE staff. When fully occupied this would generate a maximum of 171 vehicular trips during peak times with a parking demand of around 45-57 spaces based on a 20 minute dwell time. This is a robust calculation as it does not take into account the 40 on-site school staff parking spaces. Other factors which are likely to reduce demand are car sharing with siblings or friends, staggered school hour for different age groups, and breakfast and afterschool clubs. Furthermore, there will be excellent pedestrian accessibility for those living with in Montague Park (as mentioned in paragraph 80, all parts of the development are within a short walk of the neighbourhood centre) and the school is implementing a travel plan (as required by Condition 44 of O/2010/1712). Hence, it is expected parents within the new development (for which the school is being provided) will walk or cycle to drop-off and collect children rather than driving.
93. Thus peak demand would be between 08:00-09:00 when the demand generated would be 14 car parking spaces for the shops, 2 for the community facility and 57 for the school; 73 in total. Allowing for there being some crossover between these three uses, the proposed provision of 71 spaces is appropriate.
94. The Parking and Servicing Strategy indicates that the car park could be offered to WBC for adoption but it is considered more appropriate that it should be retained and managed together with the commercial premises (informative 8 refers).

'Blue Badge' parking provision

95. MDDL Appendix 2 also sets out requirements for 'Blue Badge' parking provision: for car parks with 51-200 bays the recommended provision is three bays plus 3% i.e. 5 'blue badge' bays. Accordingly, five are proposed. They are distributed through the car park and located to provide convenient access to likely destinations in the neighbourhood centre.

Motor cycles

96. The standards require parking for powered two wheelers at a rate of one per 20 car parking spaces for A Class uses and one per 40 car parking spaces for D2 community uses. Three spaces are proposed which is appropriate given that there would be capacity in the car park outside school pick-up and drop-off times.

Residential parking

97. For residential development, the Design and Access Statement and Design Code proposed a combination of on-plot parking (drives and in some cases car ports or garages), formally marked-out parking bays within the public realm and parking courtyards serving a small number of dwellings (primarily along the SDR where a proliferation of individual accesses would hinder the flow of traffic and highway safety).
98. Residential parking requirements have been calculated in accordance with the

Council's parking demand approach, which requires allocated parking to be supplemented with unallocated parking. The majority (109) of the 115 dwellings would have at least one allocated car parking space. The overall residential parking provision would be 159 spaces and two garages: the breakdown of the spaces is 111 allocated spaces (a few within undercroft car ports), 28 unallocated spaces for residents and 21 unallocated spaces for visitors. Using the parking demand calculator, this equates to 112 allocated parking spaces and generates a demand for 49 unallocated spaces, which is what is exactly what is proposed. (Counting each garage as 0.5) this equates to 1.4 spaces per dwelling and is in accordance with standards.

99. The amount of allocated parking is proportionate to the size of dwelling, with the four-bedroom houses being among those to have two allocated spaces or an allocated space and a garage. The distribution of both allocated and unallocated parking across the site would also be good: spaces would be well located in relation to the dwellings they are intended to serve. Therefore parking provision is considered to be acceptable.
100. Condition 37 of O/2010/1712 requires garages and car ports to be retained and kept available for parking.

Cycle storage

101. Consistent with Core Strategy Policies CP1, *Sustainable Development* and CP6, *Managing Travel Demand*, which expect development to make provision to support sustainable travel and MDDL policy TB07, Condition 38 of O/2010/1712 requires the reserved matters for each Sub-Phase of development to incorporate cycle storage in line with the Council's standards at the time. These are set out in MDDL *Appendix 2: Car Parking Standards*

Neighbourhood centre cycle parking

102. For Class A uses the cycle parking requirement is 1 space per 125m² of which 20% should be long term spaces i.e. 5 spaces one of which should be long term for the proposed 627m² parade of shops.
103. For the Class D2 community facility the requirement is one short term space per 15 visitors and one long term space per five members of staff. Based on a maximum capacity of 111 visitors (one visitor per 2m²) and five to 10 staff onsite at any one time seven short-stay and two long-stay cycle spaces would be required for the proposed 222m² facility.
104. Thus, the combined requirement is storage for 11 short-stay and three long-stay bicycles. The proposed provision of 14 short-stay spaces (seven Sheffield stands) and four long-stay (bike lockers for use by staff), split between three locations within the neighbourhood centre car park, exceeds this requirement.

Residential cycle storage

105. The minimum cycle storage requirement for dwellings, as set out in MDDL *Appendix 2*, is 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.
106. In addition, condition 56 requires applications pursuant to reserved matters to demonstrate that at least Code for Sustainable Homes (CfSH) Level 3 will be achieved

by market dwellings and Level 4 by affordable housing. The criteria assessed include cycle storage: Section 3.8 of the Applicant's CfSH pre-assessment is based on the three FoGs achieving two credits for cycle storage and the remaining dwellings achieving one. The provision required to achieve these scores is the same or less than the WBC requirement, so no additional provision is needed to achieve compliance with condition 56 in this case.

107. The table below sets out the proposed provision: the number of spaces is in line with the Council's standards and they are to be in secure, covered stores, well related to the dwellings they are intended to serve. The houses will each be provided with a shed within their rear gardens; secure covered cycle stores for the flats will be provided within the apartment buildings or, in one case, in a separate store within a parking courtyard (serving plots 21-38).

Plots	WBC Requirement		Proposed provision	Policy compliant
1	2	8	8 (store in plot 1)	✓
2-7	6			
8-12	5	13	13 (store in plots 13-20)	✓
13-20	8			
21-24	3 each		shed (4 bikes) for each house	✓
25	2	16	8 (store in plot 25) + 8 (store in parking court)	✓
26-37	12			
38	2			
39-44	1 each		shed (2 bikes) for each house	✓
Block A	54	71	71: 18 (store in Block A) + 53 (store Block B)	✓
Block B	17			

108. The proposed garages would be 3 x 6 metres internally, which is sufficient as separate cycle storage is proposed.

Servicing

109. MDDL policy TB20 requires that retail premises can be serviced without harm to amenity due to noise, fumes and disturbance, an adverse impact on highway safety or other adverse environmental impact.

110. TRICS data suggests retail units of the scale proposed are only likely to generate one goods vehicle delivery per day. A 15 metre loading bay is proposed which would accommodate delivery vehicles of up to 10 metres. Deliveries to the smaller retail units and community centre are likely to be by large transit vans or similar size vehicles and two oversize parking bays are proposed to accommodate these.

111. Conditions are recommended to encourage management of deliveries to avoid conflict with peak school traffic (Condition 5 and informative 7 refer) .

Recycling

112. Core Strategy Policy CP1 and MDDL policy CC04 require new development to include provision for waste management, including on-site recycling. Consistent with this, Condition 7i) of O/2010/1712 requires provision for recycling facilities to be incorporated in the neighbourhood centre. These are proposed to be conveniently located within the neighbourhood centre car park. To prevent them being visually

obtrusive a design with an underground collection chamber is proposed. Condition 7 will secure approval of the specification and provision.

Flooding and Drainage

113. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by South Wokingham SPD Design Principle 1c(ii) which 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.
114. The Montague Park site was and remains entirely in Flood Zone 1 where the risk of flooding is low and all uses, including more vulnerable residential uses and less vulnerable uses (the proposed school, shops and community uses) are appropriate. Furthermore, the site was allocated in the Core Strategy, which was subject to a Strategic Flood Risk Assessment and, therefore, the sequential test was met.
115. The Environment Agency's information on "Risk of Flooding from Surface Water" shows that parts of the site – predominantly along the Clay Lane ditch and the watercourse that runs east-west across the site - are at low-to medium risk and at a few points high risk of pluvial flooding.
116. The outline application was supported by a Flood Risk Assessment (a requirement for site of more than one hectare area) which established how development could be carried out without increasing surface water run off or, therefore, the risk of flooding and Condition 48 of O/2010/1712 required development to be in accordance with this document. In addition Conditions 49 requires reserved matters applications for each sub-phase to include a surface water drainage scheme and Condition 50 requires approval of a strategy for surface water and foul drainage before development in any sub-phase commences.
117. The FRA established a storm water run-off management strategy which includes source control (permeable paving), site control (detention basins) and regional control (attenuation ponds incorporating wetland areas), to mimic a natural catchment and incrementally reduce pollution, flow rates and volumes. Discharge would be to an existing on-site water course and ultimately to the Thames Water sewer, as is currently the case. Discharge rates would be limited to current greenfield run off rates and would control the volume of storm water run-off to reflect current discharge rates with capacity provided within the attenuation systems for storm water run-off during 1 in 100 year storm events, including an allowance of an additional 30% for potential future climate change.
118. The two detention basins (and the attenuation basin have already been approved under the reserved matters for Phases 2 & 4 (RM/2013/0242 and RM/2014/0979). The application is accompanied by a surface water drainage scheme, which fulfils the requirements of Condition 49. Thus the application demonstrates that the drainage for the development will be acceptable.

Sustainable Design and Construction

119. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDDL policies CC04: *Sustainable design and construction* and CC05: *Renewable energy and decentralised energy networks* and the Sustainable Design and Construction Supplementary Planning Document (May 2010). These matters are now largely dealt with under Building Regulations but as a legacy project, pre-dating these changes there are a number of conditions that remain applicable.
120. Policy CC04 establishes that new housing should seek to achieve **Code for Sustainable Homes** (CfSH) Level 4 but outline planning permission O/2010/1712 pre-dates this policy and Condition 56 of requires market housing within the development to be designed to at least CfSH level 3 and affordable housing to be designed to at least CfSH level 4. A CfSH pre-assessment has been submitted as part of the application and demonstrates this can be achieved.
121. Another requirement of Policy CC04 is to meet **internal potable water consumption** targets of 105 litres or less per person per day and Condition 59 requires the reserved matters for each phase to include details of measures to reduce **consumption** this level. The Code for Sustainable Homes pre-assessment which accompanies this application estimates that internal potable water use of 105 litres per person per day water can be achieved for the market houses and 89 litres per person per day for the affordable dwellings and private flats, complying with or exceeding the policy target.
122. Policy CC05 requires proposals to deliver a minimum 10% **reduction in carbon emissions** through renewable energy of low carbon technology. The outline application was supported by an Energy Demand Assessment which established a preliminary strategy for achieving 10% of the predicted energy use of the development from on-site decentralised, renewable or low carbon sources. Building on this, Condition 57 of O/2010/1712 requires either amplification of this strategy or an alternative strategy which can achieve a greater carbon saving. An alternative strategy based on a fabric first approach, which achieves carbon savings by prioritising measures such as improved insulation (thereby reducing the demand for energy) before use of decentralised, renewable or low carbon energy sources has been approved (C/2013/0241).
123. The CfSH pre-assessment for Phase 6 confirms that this will be achieved through a combination of fabric first plus photovoltaic panels for the affordable houses, which is consistent with the earlier phases of the development. Condition 57 also requires reserved matters applications to include details of the measures to fulfil the approved strategy and installation of the approved measures before first occupation of the buildings they are intended to serve. This detailed information is not available at this stage and, therefore, a condition requiring approval of details prior to installation is recommended (Condition 8).
124. MDDL Policy CC04 requires all development to incorporate suitable waste management facilities including on-site recycling. Condition 58 requires provision of **water butts** and space for **composting**: the CfSH pre-assessment indicates that both internal and external provision for storage of refuse and recycling will be made, together with provision of water butts for the houses and compost bins for the

affordable houses. Since no details have been provided at this stage and no composting provision is currently proposed for the market houses a condition requiring approval of details is recommended (Condition 9).

Archaeology

125. Core Strategy Policy CP3 and MDDL Policy TB25 require the archaeological impact of development to be taken into consideration.

126. The Archaeological Assessment submitted at the outline stage did not find evidence of archaeological remains of sufficient importance to justify in-situ preservation but did suggest that further, intrusive investigation was justified. Accordingly Condition 34 of O/2010/1712 required a programme of archaeological work to be agreed and implemented before submission of reserved matters for each sub-phase of the development. Fieldwork has taken place across the whole site, in accordance with the approved Written Scheme of Investigation (WSI) and a report of the evaluation has been submitted (C/2012/2568): the evaluation was acceptable and no further archaeological work is required so the condition has been discharged.

CONCLUSION

The reserved matters – considered on their own and as a whole with the reserved matters have already been approved for previous phases - are consistent with the principles and parameters established by the outline planning permission which themselves reflect the Council's adopted policies (including the MDDL, adoption was more recent than the grant of outline planning permission) and guidance for development within the South Wokingham SDL. The application represents the reserved matters for the final phase of the development and demonstrates delivery of new homes and the infrastructure required to support them in line with the outline planning permission and the Council's spatial strategy: accordingly it is recommended for approval.

CONTACT DETAILS

Service	Telephone	Email
SDL Delivery	0118 974 6428 / 6429	development.control@wokingham.gov.uk