

Agenda Item 106.

				ITEM NO:
Development Management Ref No	No weeks on day of committee	Parish	Ward	Major Development Proposal:
F/2014/2637	Planning performance agreement	Wokingham	Wescott	Council application for more than 100m ²

Applicant Location Wokingham Borough Council/WBD (joint applicants)
 Land at Market Place Peach Street and Rose Street (referred to as Peach Place), Wokingham. **Postcode**

Proposal Part redevelopment and part retention and refurbishment of existing buildings to provide a mixed use development for town centre uses including Class A1 shops, Class A2 financial and professional services, Class A3 restaurants and cafés, Class A4 drinking establishments, Class A5 hot food takeaways and a new public square, plus 26 Class C3 dwellings (a net gain of 21), as part of the regeneration of Wokingham Town Centre.

The proposals include:

- Demolition of 34-35 Market Place, 2-22 (even) Peach Street, 1-6 The Arcade and the wall along the Rose Street frontage; and the removal of Rose Street car park;
- Retention of 24-38 (even) Peach Street (Marks & Spencer, the Haka and Redan Public House);
- Retention and refurbishment of 36 Market Place (including two first-floor apartments) with external alterations; and 1-5 (odd) Rose Street (including two second-floor apartments) with external alterations;
- Erection of new buildings for the uses listed above, new public toilets and associated works including reconfiguration of part of Marks & Spencer car park.

Type Full
PS Category 4 Major Developments, Retail, distribution and servicing
Officer Emy Circuit

FOR CONSIDERATION BY Planning Committee on 4 March 2015
REPORT PREPARED BY Head of Strategic Development Location Delivery (Delivery Programme Director)

SUMMARY

<p>The application site lies on the north side of the Market Place, extending along Peach Street and Rose Street up to and including 28-38 Peach Street (Marks & Spencer). It forms part of a larger site identified by Development Plan documents for comprehensive regeneration and commonly referred to as "<i>Peach Place</i>". The first phase of the regeneration of this part of the town centre has already taken place with the refurbishment of the buildings on the corner of Market Place and Rose Street (38-42 Market Place - Clarkes, John Wood Sports and Boots) and the current application represents the second phase.</p>

A previous application was submitted in late 2013 but was withdrawn prior to determination and the current proposals are intended to address concerns raised at that time; in particular the Redan PH, Haka and the Marks and Spencer (M&S) store are proposed to be retained within the current scheme. Broadly, the proposals consist of refurbishment and extension of 1-5 Rose Street (Boots Opticians and Strange Jewellers), refurbishment of 36 Market Place (Superdrug and Costa Coffee), redevelopment of the terrace of buildings extending from 34 Market Place (Clinton Cards) around to 22 Peach Street (currently Mac Barbers), a new building between 5 Rose Street and the Methodist Church and formation of a new public square on the site of the Rose Street car park. 24-38 Peach Street (the Redan, Haka and M&S) are included in the application site boundary but the works proposed on this part of the site are limited to alterations to the configuration of M&S car park.

The proposals will result in a net increase of 1,221m² in the amount of floor space available for town centre uses, a net increase of 21 dwellings and a new 1,250m² public square; as a consequence a dental surgery, a small amount of office space and central, short-stay parking would be lost. The proposals are described in more detail in the appraisal section of this report.

The application is supported by a financial appraisal which demonstrates that the development would not be viable in normal circumstances. Although the package available for mitigation of infrastructure impacts is limited, this consideration is outweighed by the benefits to the town centre that the scheme will deliver (see paragraphs 151-160).

The application is before the Planning Committee because is a major development proposal and the Council is joint applicant.

PLANNING STATUS

- Major Development Location of Wokingham (WBCS Policy CP9/MDDLDP Policy CC02)
- Major Town Centre (WBCS Policy CP13/ MDDLDP Policy TB15)
- Allocated "Peach Place" Mixed Use Site (MDDLDP Policy SAL08)
- Primary Shopping Area (MDDLDP Policy TB15)
- Primary shopping frontage (MDDLDP Policy TB15) (1-5 Rose Street, Market Place, Bush Walk, Peach Street and the Arcade)
- Wokingham Town Centre Conservation Area (MDDLDP Policy TB24)
- Archaeological Site (MDDLDP Policy TB24)
- 37 Market Place, the Old Bull and Bush (now Bush Walk) is grade II listed
- Green Route (MDDLDP Policy CC03) (Broad Street as far south as the junction of Rose Street)
- Thames Basin Heaths Special Protection Area 5/7km linear mitigation zone Core Strategy Policy CP08)
- Potentially contaminated Land/consultation zone (Dairy between Peach St and Rose St, Wokingham)
- Flood Zone 1
- Major Transport Schemes (WBCS Policy CP10/MDDLDP Policies CC08 & TB20)

RECOMMENDATION

GRANT PLANNING PERMISSION subject to:

- A) the conditions below; and
- B) mitigation of infrastructure impacts as set out below, subject to
- i. review three months prior to commencement
 - ii. review and payment of 90% of contributions, including the full contribution towards mitigation of the impact on the SPA which must be paid before occupation of any new dwelling, at practical completion; and
 - iii. final review and final payment two years after practical completion.

Infrastructure	Contribution
Access and Movement (My Journey sustainable travel)	£9,450
Education (primary and secondary)	£120,170
Mitigation of the impact upon SPA (ring-fenced contribution)	£35,590
Environmental Improvements in Wokingham Town Centre	c £192,790
TOTAL	c £358,000

Conditions

Time for implementation

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved drawings

2. This permission is in respect of the following drawings:

Drawing No	Title	Received by the LPA
BNY-PD-08 GD LL01 A07	General Details	04/12/2014
BNY-PD-08 GP LL01 A06	Site Location Plan	12/02/2015
BNY-PD-08 GP LL02 A07	Application Boundary Plan	04/12/2014
Existing Elevations		
BNY-PD-05-LL01 A00	Existing Elevations - Demolition Drawing	
BNY-PD-08 GE LL01 A07	Existing Elevations	
Existing Plans		
BNY-PD-05-0002 A06	Existing Ground Floor Plan - Demolition	6/02/2015
BNY-PD-05-1002 A04	Existing First Floor Plan -	04/12/2014

	Demolition	
BNY-PD-08 GP 0002 A08	Existing Ground Floor Plan	06/02/2015
BNY-PD-08 GP 1002 A08	Existing First Floor Plan	06/02/2015
BNY-PD-08 GP 2002 A08	Existing Second Floor Plan	06/02/2015
BNY-PD-08 GP 3002 A05	Existing Roof Plan	04/12/2014
BNY-PD-08 GP LL03 A05	Existing Masterplan	04/12/2014
BNY-PD-08 GP LL04 A07	Existing Land Use Plan - Ground Floor	12/02/2014
BNY-PD-08 GP LL09 A08	Existing Land Use Plan - First Floor	12/02/2014
BNY-PD-08 GP LL13 A01	Existing Land Use Plan - Second Floor	06/02/2015
BNY-PD-08 GP LL14 A00	Existing Storey Heights	06/02/2015
Proposed elevations		
BNY-PD-08 GE LL04 A07	Proposed Detailed Elevations Sheet 1 - Rose Street	04/12/2014
BNY-PD-08 GE LL05 A07	Proposed Detailed Elevations Sheet 2 - Peach Street	04/12/2014
BNY-PD-08 GE LL06 A07	Proposed Detailed Elevations Sheet 3 - Peach Place Plaza	04/12/2014
BNY-PD-08 GE LL08 A09	Proposed Elevations	04/12/2014
BNY-PD-08 GE LL09 A10	Proposed Elevations	04/12/2014
BNY-PD-08 GE LL10 A07	Proposed Detailed Elevations Sheet 4 - Peach Place Arcade	04/12/2014
BNY-PD-08 GE LL11 A00	Peach Street Elevation - Existing and Proposed	12/02/2015
Proposed Plans		
BNY-PD-08 GP 0001 A29	Proposed Ground Floor Plan	12/02/2015
BNY-PD-08 GP 1001 A21	Proposed First Floor Plan	12/02/2015
BNY-PD-08 GP 2001 A18	Proposed Second Floor Plan	04/12/2014
BNY-PD-08 GP 3001 A10	Proposed Roof Plan	12/02/2015
BNY-PD-08 GP LL06 A09	Proposed Masterplan Ground Level - Site Location Plan	04/12/2014
BNY-PD-08 GP LL08 A08	Proposed Storey Heights	04/12/2014

Sections		
BNY-PD-08 GS LL01 A06	Existing Sections	04/12/2014
BNY-PD-08 GS LL02 A10	Proposed Sections	04/12/2014
Levels		
BNY-PD-08 GP LL05 A04	Existing Levels	04/12/2014
BNY-PD-08 GP LL07 A06	Proposed Levels	04/12/2014
Parking and Servicing		
BNY-PD-08 GP LL10 A08	Servicing	06/02/2015
BNY-PD-08 GP LL12 A00	Rose St Servicing Strategy	06/02/2015
BNY-PD-08 GP LL15 A00	Disabled Parking Provision Plan	06/02/2015
Public Open Space		
BNY-PD-08 GP LL16 A00	Public Open Space Area excluding Access	06/02/2015
BNY-PD-08 GP LL17 A00	Public Open Space Area including Access	06/02/2015

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

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Use of the commercial units

3. Notwithstanding the provisions of Part 3 of the Second Schedule the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the ground-floor commercial units identified as units SU001-SU006 shall be used only as Class A1 shops and for no other purpose, including any other purpose in Class A of the Schedule to 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].

In granting this permission the local planning authority has had regard to the special circumstances of this case, being the position in the primary shopping area and a primary shopping frontage, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area and vitality and retail character of the town centre.

Relevant policy: Core Strategy policies CP13 and CP14, Managing Development Delivery Local Plan policy TB15 and the Wokingham Town Centre Masterplan SPD.

Phasing

4. Should development (and therefore the submission of details to comply with conditions) be phased a phasing strategy shall first be submitted and approved in writing by the Local Planning Authority. The phasing strategy will define:
- i) the development to be delivered in each phase;
 - ii) the sequence of development; and
 - iii) how earlier phases of the development will be able to operate satisfactorily while later phases are still under construction.

Reason: to ensure comprehensive planning of the site and discharge of conditions. Also to demonstrate that early phases can function satisfactorily while phases are delivered.

Relevant Policies: Core Strategy policies CP1, CP3, CP4 and CP14.

Levels

5. No development shall take place until a measured survey of the site and a plan at scale of not less than 1:500 showing details of existing and proposed finished ground levels within and surrounding the site (in relation to a fixed datum point) and finished roof levels has been submitted to and approved in writing by the local planning authority, and development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies TB21 and TB24.

Demolition

6. The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the redevelopment of the site is in place.

Reason: to prevent premature demolition, in the interests of the character of the Wokingham Town Centre Conservation Area.

Relevant Policies: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3, Managing Development Delivery Local Plan policy TB 24 and the Wokingham Town Centre Masterplan SPD.

External Materials

7. Before any phase of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings in that phase shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB 24.

8. Before any phase of the development hereby permitted is commenced, sample panel(s) of brickwork showing the proposed brick, method of bonding, colour of mortar and type of pointing to be used in that phase shall be prepared on site and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB 24.

Fenestration

9. For each phase of the development, detailed drawings and/or samples, as appropriate, in respect of all new fenestration, including full sized moulding profiles, shall be submitted to and approved in writing by the local planning authority before that phase of the development is begun and the work shall be carried in accordance with the approved drawings and samples.

Reason: in the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB 24.

10. Before any phase the development hereby permitted is commenced, a scheme identifying areas of clear and obscure glazing, together with details of the obscure glazing in that phase, shall be submitted to and approved in writing by the Local Planning Authority and work shall be carried out in accordance with the approved details.

Reason: to achieve an appropriate balance between privacy and surveillance and to prevent storage of items, in particular in stockrooms, adjacent to windows detracting from the appearance of the development.

Relevant Policies: Core Strategy Policies CP1 and CP3.

Detailed Design and visual amenity

11. Before any phase of the development hereby permitted is commenced, detailed drawings (at scale 1:100 or greater) showing all elevations of the development in that phase and including materials, detailing of the elevations and reveal depths shall be submitted to and approved in writing by the Local Planning Authority . Development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity and to safeguard the character of the

conservation area in which the property is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB 24.

12. Before the development hereby permitted is commenced, the design off SU010/APT shall be reviewed, with particular regard to maintaining views of the rear of the former stable range of the Bush Hotel, now forming Bush Walk, and of the town hall beyond. Alternative options shall be submitted to the Local Planning Authority for assessment and development shall be carried out in accordance with whichever revised scheme is approved.

Reason: make sure opportunities are taken to retain visual links to the historic townscape which contribute towards a strong sense of place.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

13. Prior to the commencement of the relevant part of the work the following details shall be submitted to and approved in writing by the local planning authority and work shall be carried out in accordance with the approved details.
- a) Townhouse dormer roof construction (identified on the approved "Proposed Ground Floor Plan as 1-4 Rose Street);
 - b) Decorative brick treatment to triple gabled building (SU 006);
 - c) Rainwater and drainage goods;

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the property is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

14. Works to the façade and roof of 36 Market Place (Superdrug and Costa Coffee) shall not commence until areas of wall coverings, plaster, etc. that have first been approved in writing by the Local Planning Authority have been carefully stripped by hand to reveal any underlying historic (i.e. pre 19th century) timber frame that may exist. In the event of a frame being found, no part of the frame shall be cut or removed, and a revised Scheme incorporating the retention of the frame shall be submitted to the local planning authority for approval in writing. Works shall be carried out in accordance with the approved revised Scheme.

Reason: In order to safeguard any special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

15. No historic (i.e. pre-19th century) roof timbers or joints between historic roof timbers of 36 Market Place (Superdrug and Costa Coffee) shall be sawn in connection with the works hereby approved without the prior express consent in writing of the local planning authority. Any dismantled joinery shall be carefully stored under weatherproof and secure covers on the site until required for reuse in connection with the works hereby approved.

Reason: In order to safeguard any special architectural or historic interest of the building.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

16. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no plant shall be installed outside the two zones identified on Drawing No BNY-PD-08-GP-3001 Rev A10, Proposed Roof Plan without the prior written consent of the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character of the conservation area in which the development is located.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1, CP3 and CP14, Managing Development Delivery Local Plan policy TB24 and the Wokingham Town Centre Masterplan SPD.

Shop fronts and signage

17. All new shop fronts and signage shall be in accordance with a Shop Front and Signage Design Guide which shall be consistent with the advice in the Borough Design Guide SPD, June 2012 (or any guidance that supersedes it) and has first been submitted to and approved in writing by the Local Planning Authority. The Guide shall remain in force for the lifetime of the development.

Reason: in the interests of visual amenity.

Relevant Policies: Core Strategy Policies CP1, CP3 and CP14; Managing Development Delivery Local Plan policy TB24 and the Wokingham Town Centre Masterplan SDP.

Landscaping

18. i) Before the development of external spaces within the development (including the square, pedestrian access routes and reconfigured car park) hereby permitted are commenced, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include:
- a) Scheme drawings;
 - b) Samples of hard landscaping materials;
 - c) Specification for tree pits and use of structural soils under paving;
 - d) Means of enclosure including the front and rear amenity spaces for the

four new houses and the service area at the rear of 1-5 Rose Street.

- e) Gates, bollards or other means of controlling access required to manage access to and servicing of the site as required by Condition 23;
 - f) Way-finding signage;
 - g) External lighting (other than illuminated signage which is controlled under advertisement regulations);
 - h) Power, water distribution points and drainage to facilitate external events;
 - i) Means of suspending canopies, banners and temporary lighting;
 - j) vehicle and pedestrian access and circulation areas
 - k) minor artefacts and structures including street furniture;
 - l) cycle parking to comply with Condition 27; and
 - m) phasing of implementation if relevant.
- ii) Before any phase of development including roof terraces and walkways or plant zones is commenced, details of the following shall be submitted to and improved in writing by the Local Planning Authority:
- n) surfacing; and
 - o) means of enclosure.
- iii) Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.
- iv) All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.
- v) Any trees or plants which, within a period of five years after planting, are removed die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
- vi) The means of controlling access to the site shall be erected in accordance with the approved details prior to occupation of any part of the development (other than existing commercial units which are retained and continue to trade during the redevelopment) and retained thereafter. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no other gates, barriers or other means of controlling access shall be erected without the prior written consent of the Local Planning Authority.

Reason: in the interests of visual amenity and to ensure that the new civic space fulfils its role in the renaissance of Wokingham Town Centre.

Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP14; Managing Development Delivery Local Plan policies CC03, TB21 and TB24 and the Wokingham Town Centre Masterplan SPD.

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

Reason: to secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.

Relevant policy: Core Strategy policy CP3 and CP14; Managing Development Delivery Local Plan policies CC03 and TB21 and the Wokingham Town Centre Masterplan SPD.

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

Reason: to secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence

Relevant policy: Core Strategy policy CP3 and CP14; Managing Development Delivery Local Plan policies CC03 and TB21 and the Wokingham Town Centre Masterplan SPD.

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

Reason: in order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved.

Relevant policy: Core Strategy policy CP3 and CP14; Managing Development Delivery Local Plan policies CC03 and TB21 and the Wokingham Town Centre Masterplan SPD.

Access and servicing

22. No part of the development hereby permitted (other than existing commercial units which are retained and continue to trade during the redevelopment) shall be occupied until access has been constructed, the square is available for use by delivery and service vehicles and they are able to enter and leave the site in a forward gear, in accordance with the approved details. This provision shall be retained in accordance with the approved thereafter.

Reason: to provide adequate off-street servicing plus turning to allow vehicles to enter and leave the site in a forward gear, to deter on-street servicing in the interests of road safety and convenience and the amenity of the town centre.

Relevant policy: Core Strategy policies CP3 & CP6, Managing Development Delivery Local Plan policy TB20 and the Wokingham Town Centre Masterplan SPD.

23. No part of the development hereby permitted (other than existing commercial units which are retained and continue to trade during the redevelopment) shall be occupied until a Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Servicing Management Plan shall include details of both physical and management measures for controlling deliveries in order to avoid disturbance to residents within and near to the development and conflict between delivery/service vehicles and pedestrians using the square or pedestrian routes through the site. In any case no deliveries shall be taken in or dispatched from the site outside the hours of 07:00 and 21:00 Monday to Saturdays nor at any time on Sundays, Bank or Public Holidays.

Reason: in the interests of residential amenity, pedestrian safety, highway safety and convenience and the character and amenity of the town centre generally.

Relevant Policies: Core Strategy Policies CP1, CP3, CP6, CP14; Managing Development Delivery Local Plan Policies CC06 and TB20; and the Wokingham Town Centre Masterplan SPD.

24. No building (other than existing commercial units which are retained and continue to trade during the redevelopment) shall be occupied until refuse and recycling storage facilities have been provided in accordance with the approved details. These facilities shall be permanently retained and used for no purpose other than

the temporary storage of refuse and recyclable materials.

Reason: to ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety & convenience and the quality of the pedestrian environment.

Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

25. Before the development hereby permitted is commenced, details of visibility splays of:
- a) at least 2.4 metres by 2.4 metres for pedestrians at the three egresses onto Rose Street and Peach Street; and
 - b) of at least 2.4 metres by 43 metres for vehicles at the servicing egress from the square onto Rose Street;
 - c) of at least 2.4 metres by 43 metres for vehicles at the servicing access/egress from the square; and
 - d) at least 2.4 metres by 15 metres for vehicles leaving the serving area at the rear of 1-5 Rose Street

shall be submitted to and approved in writing by the local planning authority unless it can be demonstrated that reduced visibility splays are appropriate based on speed limits and proposed speed control measures, in which case reduced visibility splays may be approved. Access shall be provided and the visibility splays cleared of any obstruction exceeding 0.6 metres in height in accordance with the approved details before occupation of the development (except for existing commercial units which are retained and continue to trade during the redevelopment). Access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: in the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 & CP6.

Disabled parking provision

26. Before the use of the Rose Street Car Park by visiting members of the public ceases, three disabled parking bays shall be provided (to replace those displaced by the development) in a suitable alternative location within the town centre, in accordance with details that have first been submitted and approved in writing by the Local Planning Authority.

Reason: to ensure that the development does not disadvantage people with mobility impairment.

Relevant Policies: Core Strategy Policies CP1, CP2 and CP6.

Cycle storage

27. Before the development hereby permitted is commenced, details of:

- e) secure, covered and suitable located cycle storage for at least seven bicycles for people employed within the development;
- f) secure, covered and suitable located cycle storage for at least two bicycles for each dwelling (at least 52 in total); and
- g) secure cycle storage for at least 30 bicycles for visiting members of the public shall be submitted to and approved in writing by the local planning authority. Cycle storage shall be provided in accordance the approved details before occupation of the development it is to serve (for the avoidance of doubt this excludes existing commercial units which are retained and continue to trade during the redevelopment), and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: to ensure provision of secure sheltered cycle storage, to support the use of sustainable travel.

Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Construction Environmental Management Plan

28. No development, including any works of demolition, shall take place until the appointed main contractor has submitted a detailed Construction Environmental Management Plan (CEMP) based on the submitted Outline CEMP Report dated December 2014 and the detailed CEMP has been approved in writing by Local Planning Authority. In addition to the issues identified in the Outline CEMP the document shall include:

- i) parking provision for site operatives and visitors;
- ii) provision for loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) measures to prevent deposit of mud on the highway;
- vi) provision for servicing of commercial units which are to be retained and continue to trade during the redevelopment;
- vii) measures to minimise dust during demolition; and
- viii) access to the Bradbury Centre.

The approved CEMP shall be adhered to throughout the construction period.

Reason: in the interests of highway safety and convenience and to minimise the impact on the amenity of local residents arising from dust, emissions and noise during the construction phase.

Relevant policy: Core Strategy policies CP3 & CP6.

Hours of construction

29. No work relating to the construction of the approved development, including works of demolition or preparation prior to building operations, shall take place other than:

- i) between the hours of 07:00 to 20:00 Monday to Saturday plus limited works (delivery and removal of materials and erection and dismantling of scaffolding) from 20:00 to 22:00;
- ii) limited works (delivery and removal of materials and erection and dismantling of scaffolding) between 08:00 and 13:00 on Sundays; and;
- iii) individual operations which cannot reasonably be undertaken within the construction working hours defined at i) and ii) and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and agreed in writing (by exchange of letter).

Such operations may include:

- a) loading, unloading or deliveries;
 - b) erection or dismantling of scaffolding around shop fronts or on pavement areas;
 - c) demolition, soft strip and asbestos removal works;
 - d) new build activities; and
 - e) other construction works which reasonably need to be undertaken outside of hours defined at i) having regard to the circumstances of the site where these works would otherwise cause disruption to trade, pedestrian circulation or the free flow of traffic.
- iv) Where works are agreed by the LPA under iii), Wokingham Town Council and the residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible for the works can be contacted on for the duration of the works.

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

Relevant Policies: Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policy CC06.

Hours of operation, noise and air quality

30. No customer shall be permitted on the Class A premises hereby permitted (other than the existing commercial units that are to be retained at 1-5 Rose Street, 36 Market Place and 24-38 Peach Street) outside the hours of 07:00 and 23:00. No customer shall be permitted to use outside areas ancillary to the use of the premises and doors and windows shall be kept shut outside the hours of 07:00 and 22:00.

Reason: To safeguard residential amenities.

Relevant policy: Core Strategy policies CP1, CP3 and CP14 and Managing

Development Delivery Local Plan policy CC06.

31. Before any phase of the development hereby permitted is commenced a noise attenuation scheme shall be submitted for the Class A premises within that phase and the approved measures shall be implemented in accordance with the approved details before first occupation of any of the Class A premises within that phase and be retained thereafter.

Reason: To safeguard residential amenities.

Relevant policy: Core Strategy policies CP1, CP3 and CP14 and Managing Development Delivery Local Plan policy CC06.

32. Before any phase of the development hereby permitted is commenced, schemes for protecting the proposed dwellings within that phase from
- i) road traffic noise;
 - ii) noise arising from the use of the new square (dwellings facing onto the square should be provided with acoustic ventilation as an alternative to opening windows); and
 - iii) poor air quality

shall be submitted to and approved in writing by the local planning authority. Works shall be carried out in the accordance with the approved schemes before first occupation of any dwelling that relies upon them.

Reason: to ensure satisfactory noise attenuation measures and ventilation are installed.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

33. Noise emitted from externally mounted plant and equipment shall not at any time exceed a level 5dB below the existing background level (LA90) (10dB if there is a tonal element) when measured at 1m from the facade of the nearest noise sensitive location.

Reason: To safeguard residential amenities.

Relevant policy: Core Strategy policies CP1, CP3 and CP14 and Managing Development Delivery Local Plan policy CC06.

Ventilation and Odour Control

34. Before any phase of the development hereby permitted is commenced, a ventilation strategy for that phase, to include fume extraction, mechanical ventilation and filtration equipment, shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include:
- i) details of the controls to be put in place to minimise odour from Class A3 cafes and restaurants, A4 drinking establishments and A5 Hot food takeaways) within the phase;

- ii) details of any external air conditioning/heating equipment;
- iii) specification of proposed equipment;
- iv) routing of ducting which should as far as possible be within the building envelope;
- v) provision for extraction equipment to be installed at a later date in units that are first occupied for A1 shop or A2 financial and professional services use.

The approved strategy shall be implemented in full before first occupation of any development within that phase (other than existing commercial units which are retained and continue to trade during the redevelopment) and the equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

Reason: to minimise the impact on the amenity of local residents (new and existing) arising from odour from commercial kitchens and other commercial operations. Also to ensure that the installation of the equipment does not detract from the quality and appearance of the development.

Relevant Policies: Core Strategy Policies CP1, CP3 and CP14; Managing Development Delivery Local Plan policies CC06 and TB24 and the Wokingham Town Centre Masterplan SDP.

Contamination

35. No development shall take place until a scheme to deal with contamination of the site (including phasing if relevant) has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

Reason: to ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Archaeology

36. No development, other than demolition to ground level, shall take place until:
- i) the exploratory archaeological work as set out in the 'Written Scheme of Investigation for Archaeological Trial Trenching' prepared by URS and dated November 2014 (or a comparable scheme that has first been submitted to and approved in writing by the local planning authority) has been implemented; and
 - ii) a programme of archaeological mitigation resulting from the exploratory archaeological work has been submitted to and agreed in writing by the local planning authority. The programme shall be implemented in accordance with the approved details; and

- iii) a programme for post-excavation assessment, analysis, reporting, publication and archiving has been submitted to and approved in writing by the Local Planning Authority. The programme shall be implemented in accordance with the approved details.

Reason: the site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development.

Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25

Ecology

37. Work shall be in accordance with paragraph 6.2 of the Peach Place Bat Survey Report (URS, December 2014) unless otherwise approved in writing by the local planning authority.

Reason: to ensure appropriate protection of bats, which are a protected species, during development.

Relevant Policies: Wokingham Borough Core Strategy Policy CP7 and MDDL Policy TB23.

38. Before the development hereby permitted is commenced, details of a swift (*Apus apus*) nesting box scheme (including at least 20 new Schwegler swift nest boxes or equivalent in suitable locations on the building) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before occupation of any new or refurbished building and retained thereafter.

Reason: to enhance biodiversity

Relevant Policies: Wokingham Borough Core Strategy Policy CP7 and MDDL Policy TB23.

Drainage

39. No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a) full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction;
 - b) demonstration of where and how surface water attenuation and infiltration shall be provided across the site (to include tree pits, rain gardens and permeable paving) and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development;
 - c) demonstration that the design of the drainage system accounts for the likely

impacts of: climate change and changes in impermeable area, over the design life of the development;

- d) demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event;
- e) full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments;
- f) full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments;
- g) full details of the maintenance and/or adoption proposals /agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.

Reason: to prevent increased flood risk from surface water run-off.

Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Sustainability

40. All of the dwellings within the development hereby approved shall meet internal potable water consumption targets of 105 litres or less per person per day. The seven new-build flats APT006-009, 2a, 2b and 3 shall achieve at least Code for Sustainable Homes Level 3; the 15 new build dwellings, flats 001-005, 010-015 and the four houses shall achieve at least Code for Sustainable Homes Level 4; the five refurbished flats 1, 2 and two "COSTA APT" shall achieve at least BREEAM Domestic Refurbishment Scheme "Very Good"; and the new-build Class A units SU001-SU016 shall achieve BREEAM retail "Very Good" (or such national measures of sustainability for house design that replace these schemes). None of these buildings shall be occupied until a Final Certificate has been issued for it by an accredited assessor certifying that the relevant score has been achieved.

Reason: To ensure developments contribute to sustainable development.

Relevant Policies: Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document.

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

development is first occupied and shall remain operational for the lifetime of the development.

Reason: to ensure developments contribute to sustainable development.

Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

Emergency Water supply

42. Before first occupation of any part of the development fire hydrants, or other suitable emergency water supplies, shall be provided in accordance with a scheme including details of their location, specification and a programme for their provision which has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that an adequate infrastructure is provided.

Relevant Policies: Core Strategy Policy CP4.

Employment Skills Plan

43. Before the development hereby approved begins an employment skill plan shall be submitted to and approved in writing by the Local Planning Authority and the plan shall be implemented in accordance with the approved details.

Relevant Policies: Managing Development Delivery Local Plan policy TB12.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.
2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

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
- CP14: Growth and renaissance of Wokingham Town Centre

CP17: Housing delivery

Managing Development Delivery Local Plan 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

TB05: Housing Mix

TB07: Internal Space Standards

TB08: Open Space, sport and recreational facilities standards for residential development

TB09: Residential accommodation for vulnerable groups

TB12: Employment Skills Plan

TB15: Major Town and Small Town/District Centre development

TB16: Development for Town Centre Uses

TB19: Outdoor advertising

TB20: Service Arrangements and deliveries for Employment and Retail use

TB21: Landscape Character

TB23: Biodiversity and Development

TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

SAL08: Allocated Mixed Use Sites

Supplementary Planning Documents and other guidance

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

Wokingham Town Centre Masterplan Supplementary Planning Document (April 2010)

Sustainable Design and Construction Supplementary Planning Document (May 2012)

Affordable Housing Supplementary Planning Document (July 2013)

Planning Advice Note, Infrastructure Impact Mitigation, contributions for New Development

Wokingham Town Centre and Langborough Road Conservation Areas Study

National Planning Policy Framework and Planning Practice Guidance

3. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.
4. This permission does not convey or imply any approval or consent that may be

required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

5. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
6. Before development is commenced a licence MUST be obtained under s.177/ s.178 of the Highways Act 1980 with respect to any part of the development which overhangs the highway. A licence must be obtained from the Council's Legal Department at Shute End, Wokingham.
7. Given the conservation area setting and aspiration to a high quality development, the roofing materials to comply with Condition 7 will be expected to be natural materials; natural slate and clay tiles.
8. The details to comply with Condition 20 relate primarily to trees within the site but not in the area to be redeveloped.
9. The applicant is advised to seek prior consent under s.61 of the Control of Pollution Act 1974 and may request an application from the Environmental Health Team.
10. It is recommended that the applicant liaises with the Town Council regarding the details to comply with Condition 18 as they already have considerable experience of these issues and it is desirable to take a consistent approach with the Market Place
11. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.
12. Where a developer proposes to discharge groundwater into a public sewer, a groundwater discharge permit will be required. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Groundwater permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 8507 4890 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

13. Thames Water recommends the installation of a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel. Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses.
14. A Trade Effluent Consent will be required for any Effluent discharge other than a 'Domestic Discharge'. Any discharge without this consent is illegal and may result in prosecution. (Domestic usage for example includes - toilets, showers, washbasins, baths and canteens). Typical Trade Effluent processes include: - Laundrette/Laundry, PCB manufacture, photographic/printing, food preparation, abattoir, farm wastes, vehicle washing, metal plating/finishing, cattle market wash down, chemical manufacture, treated cooling water and any other process which produces contaminated water. Pre-treatment, separate metering, sampling access etc, may be required before the Company can give its consent. Applications should be made at <http://www.thameswater.co.uk/business/9993.htm> or alternatively to Waste Water Quality, Crossness STW, Belvedere Road, Abbeywood, London. SE2 9AQ. Telephone: 020 3577 9200.

RELEVANT PLANNING HISTORY

F/2002/6941 & CA/2002/6942	<p>9 July 2003: resolution to grant conditional planning permission and conservation area consent for redevelopment of land at Peach Street, Market Place and Rose Street, to provide 19 units for town centre uses, 64 dwellings (60 flats plus four houses) and an underground car park.</p> <p>The approval was subject to a S106 agreement, which was never completed and, therefore, planning permission was not issued.</p>
F/2005/5294 & CA/2005/5295	<p>Revised proposal for redevelopment of land at Peach Street, Market Place and Rose Street submitted but not proceeded with.</p>
F/2006/8307 & CA/2006/9011	<p>29 November 2006: resolution to grant conservation area consent and conditional planning permission for redevelopment of 1.1 hectares of land at Peach Street, Market Place and Rose Street to provide 27 units/7,352m² for town centre uses (a net reduction of 239m²), 142 dwellings (137 flats plus 5 houses) and a decked car park.</p> <p>The S106 agreement was never completed and, therefore, planning permission was not issued.</p>
SO/2012/1043	<p>12 June 2012: a screening opinion established that combined proposals for redevelopment of "Peach Place" and development at Elms Field constituted Environmental Impact Assessment (EIA) development.</p>
SO/2012/1044	<p>19 July 2012: a Scoping Opinion to establish the content of an EIA for the proposed "Peach Place" and Elms Field</p>

	developments.
F/2012/1678 CA/2012/1753	Refurbishment of the corner of Market Place and Rose Street (Part of the “Peach Place” site) conditionally approved , following the resolution of the Planning Committee on 14 November 2012.
C/2013/1288	18 June 2013: submission of details to comply with conditions of planning permission F/2012/1678.
F/2013/2283	20 December 2013: full application for redevelopment of 0.95 hectares of land at Rose Street, Market Place and Peach Street to provide a 8,123m ² development incorporating 6,972m ² for town centre uses and ten dwellings (a net gain of four) as part of a comprehensive Town Centre Regeneration Scheme (linked with the Elms Field development) withdrawn prior to determination.
F/2013/2284	20 December 2013: full application for development of 6.33 hectares of land at Elms Field and the Paddocks Car Park to provide a mixed use development of 47,133m ² incorporating 13,475m ² for town centre uses, a 8,169m ² food store, an 3,504m ² hotel, 474m ² for community use or ancillary retail, 151 dwellings, with associated access and parking (some underground) and public realm works as part of a comprehensive Town Centre Regeneration Scheme (linked with the Peach Place development) withdrawn prior to determination.
VAR/2013/1174	26 July 2013: application to vary condition 11 of planning consent F/2012/1678 to allow changes to working hours approved .
NMT/2014/0104	25 February 2014: application for a non-material amendment to planning permission F/2012/1678 withdrawn . (The proposed increase in the overall height of pitched roof on the corner of Rose Street and Market Place was incorporated in VAR/2014/0453).
VAR/2014/0453	23 May 2014: application for a variation of Condition 2 of planning permission F/2012/1678 (approved drawings) to clarify the roof form of 42 Market Place approved .
SO/2014/1769	26 August 2014: a screening opinion established that the proposals for redevelopment of “Peach Place” alone do not constitute EIA development.
VAR/2014/1496	14 August 2014: variation of Conditions 2 & 10 of F/2012/1678 to allow use of No 38 as a dentist or alternatively residential use at first-floor approved .

SUMMARY INFORMATION

Site Area	1.09 hectares				
Land uses and floorspace	Existing	Retained	Proposed new build	Total Proposed	Net change
A1 shops	5,369m ²	3,682m ²	N/A	3,682m ²	-1,687m ²

A2 financial and professional services		0m ²	0m ²	N/A	0m ²	0m ²
A3 restaurants and cafes		75m ²	0m ²	N/A	0m ²	-75m ²
A4 Drinking Establishment		258m ²	258m ²	N/A	258m ²	0m ²
A5 hot-food take away		200m ²	200m ²	N/A	200m ²	0m ²
Flexible A Class use		N/A	N/A	3,674m ²	3,674m ²	+3,674m ²
Total A Class uses		5,902m²	4,140m²	3,674m²	7,814m²	+1,912m²
B1(a) office (demolished)		482m ²	0m ²	0m ²	0m ²	-482m ²
D1 non-residential institution (dentist)		161m ²	0m ²	0m ²	0m ²	-161m ²
Public Toilet		66m ²	0m ²	17m ²		-66m ²
Total		6,611m²	4,140m²	3,691m²	7,831m²	+1,221m²
Residential	one-bedroom flats		1	1 refurbished flat (4%)		0
	two-bedroom flats		4 (one at 18 Peach Street to be demolished)	21 (three refurbished and 18 new build) (81%)		+17
	Three-bedroom houses		0	4 new build (15%)		+4
Total residential			5	26		+21
Number of affordable units proposed		None				
New civic space		1,250m ²				
Number of jobs created/lost		Existing	Proposed	Net Change		
		53	160	+107		
Cycle Parking	Proposed	7 secure, enclosed spaces for staff 30 short term for visiting members of the public Two secure, enclosed spaces for each dwelling				
car parking		Existing	Proposed	Net Change		
	M&S	58	58	0		
		of which three are used by the Methodist Church				
	Rose Street, Short-stay shoppers' spaces	43	0	-43		
	Rose Street, privately let on	56	0	-56		

	short-term leases			
	Residential	0	0	0
	Total	157	58	-99

CONSULTATION RESPONSES

Land Use and Transportation Team	<p>The proposed delivery of a mix of uses in the application site - with retail as the dominant use - accords with Development Plan policy and the Town Centre Masterplan.</p> <p>Retail uses should be sought in primary shopping frontages (Peach St and the Arcade) but a more flexible approach is appropriate elsewhere in the development (Condition 3). An employment skills plan should also be secured (Condition 43).</p>
Access and Movement	No objection subject to conditions (conditions 22-28)
Drainage	No objection subject to conditions (Condition 39)
Waste	No objection: the proposal provides for separate, secure storage of household and business waste and access for collection of waste; early engagement to ensure that the on-site toilet provision fits into the “Local Loo” service is encouraged (<i>Officer Note: the applicant has already done this. The WC is intended to be operated by the management company for the development</i>).
Public Right of Way	No comments received
Conservation Officer	<p>No objection subject to conditions to protect the historic structure of 36 Market Place and to secure details further details of materials, brickwork and the detailing of various elements of the buildings (Conditions 11-16 & 18).</p> <p>Views of the rear of the former stable range of the Bush Hotel, now forming Bush Walk, and of the town hall beyond, would be largely lost: these visual links to the historic townscape provide a strong sense of place. While regrettable this does not amount to a reason for refusal or outweigh the positive benefits. (<i>Officer Note: the applicants have indicated that it may be possible to address this – see paragraph 55 – and a condition is recommended (Condition 12).</i>)</p>
Archaeological Advisor	No objection: recommends that a preliminary phase of an exploratory field evaluation (as set out in the submitted WSI) is undertaken prior to determination but, failing that, works should be secured by Condition (Condition 36).
Landscape Officer	No objection subject to a condition to secure protection of retained trees and implementation of a landscaping scheme, including appropriate tree pits (Condition 18-21).
Ecology	No objection subject to conditions to secure implementation of

	the recommendations of the submitted bat report and a scheme of swift nesting boxes (Conditions 37-38). Also the contributions towards mitigation of the impact upon the Special Protection Area (see the recommendation and paragraphs 135-137)
Community Infrastructure	To meet the requirements of Core Strategy Policy CP5, a minimum of 30% of the residential units (net) should be affordable housing, which equates to 6.3 units, to be provided as a commuted sum of £637,000 (index-linked) towards off-site provision. (See paragraphs 151-153).
Health and Wellbeing Commissioning Team	No comments received
Partnership Support	No comments received
Environmental Health Officer	No objection subject to conditions 28-35.
English Heritage	<p>No objection: the proposals are a revision to the previous scheme and have been developed in consultation with the LPA and English Heritage. <i>“...the plans respond well to the existing character of the town centre and would be an improvement on what is currently on the site. The design of the Rose Street houses now strikes an appropriate balance between traditional and contemporary styling and the lowering of part of the Peach Street frontage to two storeys plus a mansard reduces the scale of the development and adds a bit of much needed variety to the roof line. The ... three gabled frontage works well, though the gables do look a bit tall and it would be worth looking into whether it was possible to drop the roofline slightly.”</i></p> <p><i>(Officer Note: In response to the last point, the applicants explained that it is anticipated that the retail unit SU006 will trade from both levels (requiring a clear height of 3,500mm each) and the proposed roof pitch of 52° has been chosen to reflect the local vernacular: it is the same pitch as the Methodist Church and others in the area are up to 59°. Therefore, it is not proposed to revise the scheme and English Heritage has confirmed that this on its own would not warrant refusal of the application.)</i></p> <p><i>“The success of all these buildings will be dependent on very high quality brickwork.”</i> (Conditions 8-13 refer).</p>
Environment Agency	The application should be assessed using the Environment Agency’s standing advice.
Natural England	No objection: the site lies on the boundary of 5km from the Thames Basin Heaths Special Protection Area (TBHSPA) and any net gain of Class C3 dwellings with their access point / front door within 5km of the SPA should pay SANG and SAMM contributions in accordance with Wokingham’s TBH strategy. (See the recommendation and paragraphs 135-137)
Sport England	Does not wish to comment on the application.

Fields in Trust	No comments received
Crime Prevention Design Advisor	No comments received
Thames Valley Police	No comments received
Royal Berkshire Fire and Rescue	No objection: there is a possible requirement for hydrant provision (Condition 42); access for firefighting, including a clear minimum 3.1metre opening for any emergency access gates, should be in accordance with Building Regulations.
Thames Water	No objection on sewage infrastructure grounds. There are public sewers crossing the site and – to ensure suitable access for maintenance - approval from Thames Water will be required for building in proximity to them (which may be withheld). <i>(Officer Note: the applicants' intention is to divert the sewers, the cost of which has been taken into account in their cost plan).</i> Informatives are recommended regarding discharge of surface water and ground water, fat traps and trade effluent (Informatives 11-14)
Southeast Water	No comments received
NHS Wokingham Clinical Commissioning Group	No comments received
Highways Agency	No objection
Network Rail	No objection to the current proposal: the Council has worked with Network Rail in relation to stations improvements and the link road and should continue to do so.
Southwest Trains	No comments received
Wokingham Town Council	Consider the proposal an improvement on the previous application but still have reservations about aspects of the design of the buildings, the lack of a comprehensive parking strategy, access, servicing and provision for events, and the retail mix. Full comments are attached. In summary: 2.1, height of the triple gable <i>(Officer Note: see the English Heritage comments above and paragraph 59)</i> 2.2, detailing of the brick gables <i>(Officer Note: see paragraphs 59-60 and Condition 13)</i> 2.3, brick colour <i>(Officer Note: coloured drawings can give an indication but never give an accurate representation of materials. As is usual practice Condition 7 requires material samples to be submitted for approval. As with the first phase of the regeneration, bricks will be expected to be a local colour)</i>

2.4, detailing of elevations (*Officer Note: paragraph 57 refers*)

2.5, pitched roofs, even if only slightly raised, would be preferable in Peach Place. (*Officer Note: some shallow pitched roofs have been incorporated in the scheme (over SU005 and SU013). Varied roof forms are a feature of the town centre and many of the older (Georgian) properties have - or appear from ground level to have – flat roofs, so a proportion of flat roofs would not be out of character. Furthermore, they provide a location for the discreet siting of the plant associated with town centre uses and PVs – see paragraphs 64 & 150*)

2.6 & 2.7, materials and roof form of the houses (*Officer Note: slates are commonly used in the town centre if not in Rose Street itself. It would be a short terrace of four houses, 23 metres in width, not dissimilar to others in the street where terraced forms with horizontal emphasis are common (see paragraph 49)*)

2.8, dormers, (*Officer Note: see paragraph 63 and Condition 13*)

2.9, pigeons. (*Officer Note: while it is accepted that pigeon perching is an issue this comment does to some extent contradict the request for relief in the elevations but will be given consideration at the detail design stage.*)

3.1- 3.3, absence of a comprehensive parking strategy for Wokingham Town (*Officer Note: see paragraph 115*).

3.4 Question the reliance on the parking standards in the MDDL and how they have been applied to the proposal (*Officer Note: the MDDL is a planning policy document, adopted following statutory consultation and the standards within it are the appropriate starting point for assessment of the application. See paragraphs 112-124*)

3.4.10 Easthampstead Road Car Park is over 250m from the centre (*Officer Note: the car park lies within the designated town centre and the entrance to pedestrian access is adjacent to the primary shopping area which extends as far east as 87 Peach Street*)

3.4.11-3.4.13, available parking capacity in the town centre (*Officer Note: see paragraph 120*)

3.5.2, need to improve the Elms Road multi-storey car park above Argos (*Officer Note: this is beyond the scope of this application but the Borough Council is actively seeking to secure improvements to this car park*).

3.5.3, lack of residential parking (*Officer Note: see paragraphs 122-124.*)

3.5.4 increased congestion due to difficulty of residents on the north side of the town accessing parking which is predominantly in the south.

3.5.5, there will be no provision for residents' parking in Rose Street (*Officer Note: The TRO for the Rose Street residents parking limits eligibility to those living in Rose Street and, as the*

scheme is already oversubscribed it is unlikely that new applications would be successful.)

3.5.6, the additional shoppers that will be brought to the town from the SDLs have been ignored (*Officer Note: the infrastructure packages to support the SDLs include measures to encourage sustainable travel and reduce reliance on the private car ; for example improved cycle link to the town centre. Nevertheless, there will be additional car trips which will be taken into account in the Car Park Management Plan.*)

4.2, Cycle parking provision. (*Officer Note: the proposal would provide cycle parking for residents, staff and visitors in line with adopted standards. See paragraphs 125-128 and Condition 27).*

4.1, 4.3, 4.4, improvements in Wilshire Road/Rectory Road, Market Place and Peach Street. (*Officer Note: these suggestions are beyond the scope of this application. However, a working group has been established, with representatives from the Town and Borough Councils, to identify and facilitate a phased programme of deliverable town centre environmental improvements, such as those mentioned. These projects are likely to be funded largely through developer contributions including the current application: see p158)*

5, control over servicing (*Officer Note: see paragraphs 102-. Servicing of units outside the application site boundary – except those in Phase 1 of the regeneration which are in the same ownership and share serving facilities with the application site – is beyond the scope of this application. Planning conditions will secure the servicing facility and a management plan, which the Council - as landlord – will also be able to enforce through lease arrangements but it is beyond planning powers to prevent legal use of the highway. Facilitating/controlling servicing can be considered further in conjunction with town centre environmental improvements.*)

6, events (*Officer Note: condition18 and informative 10 refer*)

7.1, could consideration be taken to encouraging Boots to take a second floor and fulfil an anchor store role? (*Officer Note: this is beyond the scope of this application. Nevertheless, Boots does already occupy two floors although their sales area is confined to the ground-floor. The store does already fulfil something of an anchor role, although anchor stores are generally located at the extremities of the retail circuit in order to encourage footfall)*

7.2, has sufficient consideration been given to changing patterns of shopping (*Officer Note: see paragraphs 22-35)*

Ward Members
(Wescott)

No comments received

Adjoining Ward
Members
(Ewendons,
Emmbrook,

No comments received

Norreys)

Bracknell Forest
Borough Council
(adjoining authority)

No comments received

Reading Borough
Council (adjoining
authority)

No objection

REPRESENTATIONS

82 representations have been received: of these 10 are in support of the application and the remaining 75 are objections. The objections include letters from the Rose Street Residents Society, Great Langborough Residents Association, the Wokingham Society, Wokingham History Group, Wokingham Methodist Church, Wokingham CLASP (Caring, Listening and Supporting Partnership) and Cllr Prue Bray, the Leader of the Opposition. The main issue raised by objectors is the loss of short-stay town centre parking: a proportion of them are supportive in principle but have concerns about specific aspects of the scheme.

In addition two petitions have been received objecting to the proposal: these are considered separately at the end of this section of the report.

The comments made in support of the application are summarised below:

- sounds like a great idea;
- pleased to see The Redan and Haka retained;
- the pedestrianised courtyard will be an asset for the town providing a rare quiet space away from traffic and a focal point for events as well as encouraging longer dwell times and footfall;
- the town centre will be enhanced by the provision of a greater choice of quality shops, coffee shops, services and other day time activities as well as new dwellings;
- the new public toilet is also supported;
- the scheme looks good, is interesting and in harmony with the rest of the town centre. Brick piers between the shops makes their appearance more interesting
- Removal of the columns along Peach Street will reduce pavement clutter and enable front of buildings to be brought forward (*Officer note: the intention is to provide more space for pedestrian circulation, rather than bring the buildings forward*)
- The long-term gains will outweigh the disruption during the build (from a local retailer)
- Loss of less than 100 spaces in a town centre with so much parking hardly seems an issue. A resident from near the Cock Pit car park commented that their visitors park there without difficulty and they doubt this will change.
- The car parks would benefit from better signage (*Officer Note: this may be something that can be taken forward in conjunction with town centre environmental improvements.*)

In summary the objections are:

Officer Note: A number of comments summarised below include suggested amendments to the scheme. The application must be assessed on its own merits and the fact that there are alternative – potentially preferable – options is not a reason to withhold planning permission for an otherwise acceptable scheme.

Need

- There is no need for additional retail units with many already vacant and the increase in on-line shopping. There are already enough restaurants and cafes. (*Officer Note: see paragraphs 22-36*)

Character and amenity

- The proposal is not in keeping with historic character of Wokingham. The scale and height of the proposed buildings (in particular the apex of SU006) is out of proportion with surrounding buildings and will be overbearing/impose on Peach Street/cause overshadowing. The proposed design of the buildings is homogenous/generic/ bland/slab like/uniform/reflects the 1960's buildings they are to replace, with repetitive buildings of the same design and too many straight lines: more variety of building lines, roof lines, gables, dormer windows and shop windows is needed to provide more interest. Some correspondents find the rendering of SU001 and SU002 too austere while others consider the brick should be broken up with white walls. (*Officer Note: the scheme design is considered in paragraphs 37-64 of this report*).
- The buildings on Rose Street are unsympathetic towards the Methodist Church/ Bradbury Centre will reduce light and restrict views of the Bradbury Centre - a focal point in the town centre - from Bush Walk. SU013 is massive with no discernible architectural features. It would be a better to open the plaza onto Rose Street and place additional retail units behind the church to block out the ugly M&S building and improve the amount of light entering the square (*Office Note: A more or less continuous line of buildings, close to the back edge of the pavement is typical of Rose Street and the proposal seeks to 'mend' the uncharacteristic gap. As the street lies to the north of the site the omission of the buildings from the Rose Street frontage would not reduce shadowing of the square*).
- Suggest green wall to 'hide' the back of M&S (*Officer Note: no alterations are proposed to M&S at this stage although it is hoped that they may wish to carry out improvements to the rear of the store in future: indicative alterations have been illustrated*).
- While the design of the proposed houses on Rose Street has been improved their scale is unacceptable; they remain too tall and too chunky in design detail; the uniform ridgeline of the slate roof, disproportionately large dormers and aluminium windows do not reflect the varied character and fine detail of local buildings; they could be made double aspect to avoid the need for front dormers; there is insufficient amenity space and parking for local residents. (*Officer Note: the design of these properties – which have dormers front and rear already - and future residents' amenity are considered in paragraphs 61-63 & 77*).
- It would be better for the proposed houses to be commercial units to form a logical retail block.
- Could more buildings be linked? (*Officer note: the terraced form of the buildings*

provides an appropriate balance between enclosure of the streets, as you would expect in a town centre and pedestrian access through the development)

- The colonnade provides shelter in bad weather and glass rain protection should be provided where possible.
- The square will provide a positive central rendezvous point but the height of the surrounding buildings will make the space feel quite small/ shaded/disconnected from the town and the design is lacking in imagination. *(Officer Note: the buildings around the square will be two-storey and will provide a degree of enclosure, which is necessary to provide an intimate space – see paragraph 53- without being overly dominating.)*
- The creation of Peach Place Piazza will detract from the historic centre of Wokingham around the town hall. *(Officer Note: the Wokingham Town Centre Masterplan SPD establishes that there should be a series of public spaces in the town centre, each with a different character and function. The document identifies the opportunity to provide a smaller, more intimate and peaceful courtyard within the development to compliment rather than compete with the Market Place, which will remain at the heart of the town. The Town and Borough Council are collaborating to bring forward environmental improvements in the Market Place which will help it consolidate this role within the public space hierarchy)*
- Views, in particular of the undulating roofline of Bush Walk and the Town Hall spire and clock – a focal point - would be reduced and the scheme should be revised to retain these views. *(Officer Note: see paragraph 54 and Condition 12)*
- Different materials and brick detailing should be used to provide more variety; use of hand-made bricks and lime mortar is suggested *(Officer Note: the detailed elevations show the intention is to use brickwork and other detailing of the elevations to provide interest. However, it is important that the level of detailing is appropriate to the relatively low key, market town character of the town and does not compete with unique buildings like the town hall which should continue to stand out as a special, landmark building. Conditions 7-11 require approval of materials and detailing of the buildings, which will be expected to be high quality. Nevertheless, use of handmade bricks and lime mortar would be an excessive requirement for what will be a 21st century development).*
- SU12 would be better brick than rendered *(Officer Note: this is an extension to the refurbished 1-5 Rose Street and a rendered finish is the best way of blending in the alterations to the existing elevation -changes in window proportions for example) and the extension).*
- Windows should be white rather than grey and have a more traditional sash or multi-paned appearance.
- The opportunity should be taken to increase the width of the pavement along Peach Street and remove pinch points; a further increase in pavement width would allow space for cafes and planting: *(Officer Note: the removal of the colonnade will reduce clutter on the pavement and improve pedestrian circulation. Future planned environmental improvements will provide an opportunity for more comprehensive improvements to the pedestrian environment along Peach Street; although this is unlikely to be sufficient for significant pavement seating. The new square will provide opportunities in a quieter location.)*
- Trees, planting and tasteful street furniture are needed. Also more outdoor seating for cafes and restaurants. *(Officer note: the new square provides an*

opportunity for outdoor seating in a relatively peaceful location. Condition 18 refers)

- There is an opportunity for public art to be located in the square (*Officer Note: given the financial constraints of this project it is preferable to invest in the quality of the buildings and public realm at this stage but that would not prevent artworks being installed at a later date*).
- 18-22 Peach Street have traditional character/ interest and are capable of refurbishment. (*Officer Note: see paragraph 44*).
- Loss of the wall on Rose Street (*Officer Note: paragraph 45 refers*).
- Loss of the Arcade: (*Officer Note: the Arcade is part of the unsympathetic 1960's development and has a negative impact on the character of the area (see paragraph 43). The proposal will provide alternative retail accommodation to meet the needs of the town. See paragraphs 23-33*)
- The site slopes but the CGI appears to show whole site as being level, which has implications for building heights. (*Officer Note: there is only a 0.5 metre difference in levels across the site (DAS paragraph 3.1.1) which is not significant; the public space has been designed to be level and free from steps and the shops are intended to have flush thresholds (DAS p7.8.4). Condition will confirm levels.*)
- A-boards are liable to blow over in wind (*Officer Note: signage is the subject of a separate system of advertisement consent. Nevertheless, the approach to signage is important to the success of the town centre and a signage strategy is proposed; Condition 17*).
- The passageway beside Costa Coffee should be kept open (*Officer Note: this is a narrow passage and not overlooked. The scheme provides good pedestrian connectivity with wider paths that are overlooked by surrounding buildings providing natural surveillance; these will provide more attractive, safer routes*)
- Can cabling, condensers and other services be banned from view? (*Officer Note: the scheme has been designed to accommodate A class uses including restaurants/ takeaways and possible future need to install equipment discretely. Ducting routes have been designed in and screened plant areas identified on the roof of the buildings paragraph 64 & condition 34 refer*)
- Refurbished 'Clark's Corner' building will overshadow the Rose Street buildings opposite (*Officer Note: the building on the corner of Market Place and Rose Street is outside the application site boundary and does not form part of the current proposals*).

Access, parking and servicing

- The proposals do not mitigate the impact upon the local transport network. (*Officer Note: this is considered in paragraphs 99 and 154-160*)
- The proposal would result in loss of short term parking (including disabled bays) which is used by visitors to the Bradbury Centre (47% of over 80,000 users per annum) and Wokingham Medical Centre (many of whom are elderly) and lack of parking for residents. The M&S disabled bays will not be sufficient to meet demand. The new homes and businesses will generate demand for additional parking and lack of convenient parking will deter visitors. Are there plans to create additional places? The proposal would not provide parking in line with the Council's adopted standards, the assumptions about parking demand and data

about utilisation of town centre car parks are flawed and the alternative car parks are not convenient particularly for residents, the elderly and disabled. The disabled bays should be replaced in Rose Street. (Officer Note: this is considered in paragraph 117 and Condition 26 refers)

- Units SU014, SU015 and SU016 should be omitted to allow retention of some parking on the site. (*Officer Note: as explained at the start of the summary of objections, the application must be assessed on its own merits.*)
- Wokingham Medical Centre was permitted without patient parking due to reliance on Rose Street car park. (*Officer Note: the parking provision available at the Medical Centre includes four disabled bays and a drop-off point, the Centre was already operating with very limited parking at their previous premises and they were able to demonstrate a high level of sustainable travel and an accessible location; there was no specific reliance on any particular town centre car park.*)
- The proposal may increase servicing on Peach Street, which already causes disruption. Service Access will be from Broad Street causing vehicles arriving via London Road to travel around the town centre, increasing congestion, rather than using Cross Street. How will delivery lorries be routed as Rose Street is narrow. Large goods vehicles should be banned from Rose Street. (*Officer Note: servicing is considered in paragraphs 102-109. There will not be a significant increase in the number of delivery vehicles or an increase in their size as a result of the proposals and no changes to existing circulation patterns is proposed, so they will still be able to approach from either Broad Street or Rose Street via Cross Street.*)
- The proposed servicing arrangements would restrict drop-off/disabled access to the Bradbury Centre (operational from 08.30 to 22:00 daily); the bollards on the eastern exit should be moved back into the site to allow access; servicing would take place at times when the centre is in regular use by various groups; and the existing safety barrier would be removed. (*Officer Note: the Bradbury Centre has benefited from its position next to a public car park which has enabled visitors to be dropped off at the entrance but there is no formal arrangement in place. The applicants advise that they have had an ongoing dialogue with the Bradbury Centre regarding the feasibility of incorporating a drop-off facility in the scheme: providing access through the square would be difficult to manage and would undermine the objective of providing a safe, pleasant pedestrian environment; allowing access via the servicing egress would result in reversing either in or out which would be detrimental to safety. The applicants have also considered how disabled provision can be re-provided (see paragraph 117). Currently servicing can take place throughout the day, in addition to the considerable number of vehicle movements associated with the use of the car park. The provision of a pedestrian square adjacent to the building would significantly reduce the number of vehicle movements immediately adjacent to the Bradbury Centre entrance improving pedestrian safety even without the wall, which in any case extends onto land outside the Church's control.*)
- How will deliveries to the commercial units be managed to avoid conflict with pedestrians using the square/illegal parking/provide emergency access. It will be difficult to police delivery time restriction. (*Officer Note: paragraphs 102-108 and conditions 22-23 refer*)
- Good lighting will be required to avoid danger to pedestrians when service vehicles are operating (*Officer Note: Condition 18 refers*)

- The Transport Statement suggests that smaller delivery vehicles could reverse onto Rose Street rather than passing through the square, which would be hazardous to pedestrian and vehicular traffic. *(Officer Note: servicing access for smaller vehicles has been reviewed by the applicants and additional details have been submitted demonstrating how vehicles could turn within the site; see paragraphs 102-108).*
- There is no provision for turning at the Broad Street end of Rose Street in order to exit to Wiltshire Road. *(Officer Note: No change to the current situation is proposed. It will remain possible to turn right out of Rose Street at either end - into Broad Street or Wiltshire Road - as is currently the case.)*
- Suggest pedestrian crossings between the site and Old Row Court and across Peach Street for pedestrian safety and to reduce traffic speeds. Also a reduction in to a 20mph speed limit in Peach Street/the Market Place. *(Officer Note: these issues will be considered as part of wider town centre environmental improvements)*
- Little thought has been given to connections between the new square and Bush Walk /Old Row Court *(Officer Note: Bush Walk is outside the application site – although in the applicants’ control – and there are no proposals for alterations to it at this stage. The two end shop units have display windows facing into the car park and the new square would extend up to them, enhancing their setting and integrating the existing arcade with the new development. There are no current proposals to improve the crossing facilities in Rose Street but it is likely that pedestrian connections between the application site and Old Row Court will be incorporated in future town centre environmental improvements.*
- Facilities should be provided for cyclists *(Officer Note: see paragraphs 125-129)*
- The Transport Statement omits to mention that Sunday and evening bus services are limited, making access without private transport difficult. *(Officer Note: measures to support sustainable travel are a Core Strategy objective. While improvements to bus services are beyond the scope of this application alone a thriving town centre is more likely to support frequent, viable bus services).*
- Consideration needs to be given to routing of construction traffic including the potential use of Cross Street and the impact on historic vehicles in Rose Street (with minimal foundations). Also to maintaining safe access to the Bradbury Centre throughout the development period. *(Officer Note: Condition 28 refers)*
- More residents’ parking spaces (with permits) are required for existing Rose Street residents. *(Officer Note: the current proposal would reduce short stay parking (due to re-provision of disabled parking in Rose Street) but would not alter the availability of residents parking spaces; the application cannot be expected to resolve existing issues that do not relate directly to it)*
- The Bradbury Centre has established a right of access. *(Officer Note: this is a legal matter rather than a planning matter).*

Other issues

- An archaeological investigation should be required before determination. *(Officer Note: paragraphs 130-132 and Condition 36 refer)*
- Will lifts be provided to allow the flats to be occupied by people with limited physical capability? *(Officer Note: lift access will be provided to all the flats except*

for 2B and 3)

- The disabled toilets appear to have two sets of doors, which could prove a barrier to use; will there be baby changing; rain water could be used for flushing toilets; will there be a charge for use? (*Officer Note: the toilets have been designed to accommodate wheelchair use/comply with building regulations for disabled access and will incorporate baby changing facilities; grey water recycling is not proposed; charging is not a planning matter but the applicants have advised that the intention is that the facility will be operated by the development's managing agent on behalf of the Council and that there will be a charge.*)
- There is an opportunity to relay power distribution cables making the substation adjacent to the Bradbury Centre redundant (*Officer Note: this is outside the application site boundary and there are no proposals to remove it as part of the application*)

A 512 signature petition has been received objecting to the demotion of Vitality Health Food, 20 Peach Street “*on the grounds that it will result in the loss of an important amenity to local residents. The shop has provided a valuable service to local residents for the last 30 years (since March 1985) and has contributed to the good health and wellbeing of Wokingham residents. In our opinion the scheme should be reconfigured to allow Vitality Health food Shop to stay, as it is at least as important to the good health and wellbeing of local residents as the Redan Public House, which is located next door.*”

The covering letter acknowledges that Wokingham Borough Council has offered an option on another retail unit in the town centre but raises concerns that the location of the alternative unit would not enable them to sustain a high street presence or, therefore, compete effectively with a well-known nation health food chain in Peach Street.

Officer Note: Vitality Health Food operates from a Class A1 shop and the business could relocate to alternative premises in the town centre.

Although there is no requirement for them to do so, the Council seeks to support business where possible. While not a planning matter, the committee may wish to be aware that that the tenant has been offered alternative, available premises in the town centre (with priority over other applicants who are not being displaced due to the regeneration) which are capable of providing continuity of trading. Proposals for redevelopment of the application site have long been in the public arena and – in anticipation of the redevelopment coming forward and in common with most of the premises within the application site boundary - the current lease provides for early termination.

The objections to the loss of the Redan and the adjoining Haka related primarily (although not entirely) to the loss of a building of historic interest which, while not listed, makes an important contribution to the character of the town. This was the planning reason for retaining the building in the revised proposals, rather than the loss of the business which could also relocate elsewhere in the town centre. See also paragraph 44.

Regenerating the town centre depends of a balance between retention of buildings and other features that make a positive contribution to the character and quality of the historic market town and bringing forward sufficiently comprehensive proposals to provide buildings and public spaces required to support a thriving town centre and make a positive difference. Retention of buildings simply because they are occupied by an existing business is an argument that could be repeated numerous times and would

ultimately undermine the regeneration.

A 668 signature petition has been received from the Bradbury Centre objecting on the grounds that the proposal *“does not adequately address the needs of disabled people to gain access to the main entrance of the Bradbury Centre from the proposed Town Square. This will no longer enable Keep Mobile, other mobility groups or private vehicles to get alongside the building (as at present). Consideration has not been given to those disabled persons who are not able to walk from the parking bays in Rose Street.”*

Officer Note: this issue has been considered in the response to representations above and in paragraph 44 of the report.

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
- CP14: Growth and renaissance of Wokingham Town Centre
- CP17: Housing delivery

Managing Development Delivery Local Plan 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
- TB05: Housing Mix
- TB07: Internal Space Standards
- TB08: Open Space, sport and recreational facilities standards for residential development
- TB09: Residential accommodation for vulnerable groups
- TB12: Employment Skills Plan
- TB15: Major Town and Small Town/District Centre development
- TB16: Development for Town Centre Uses
- TB19: Outdoor advertising

- TB20: Service Arrangements and deliveries for Employment and Retail use
- TB21: Landscape Character
- TB23: Biodiversity and Development
- TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
- SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area
- SAL08: Allocated Mixed Use Sites

Supplementary Planning Documents and other guidance

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

Wokingham Town Centre Masterplan Supplementary Planning Document (April 2010)

Sustainable Design and Construction Supplementary Planning Document (May 2012)

Affordable Housing Supplementary Planning Document (July 2013)

Planning Advice Note, Infrastructure Impact Mitigation, contributions for New Development

Wokingham Town Centre and Langborough Road Conservation Areas Study

National Planning Policy Framework and Planning Practice Guidance

PLANNING ISSUES

The principle of development

1. Managing Development Delivery Local Plan (MDDLDP) Policy CC01 establishes that planning applications that accord with Development Plan policies will be approved unless material considerations indicate otherwise.
2. The application site is situated in the centre of Wokingham, a Major Development Location offering a wide range of facilities and services together with a choice of modes of transport to access them, and the town is capable of accommodating major new development (Core Strategy Policy CP9 and MDDLDP Policy CC02).
3. The proposal would result in a net gain of town centre and residential uses plus a new public open space; a net loss of a surgery, offices and parking; and it would entail demolition in a Conservation Area. The acceptability, in principle, of each element is considered below.

Town centre uses

4. The site lies within the designated Town Centre and also within the Primary Shopping Area of Wokingham (Core Strategy Policies CP13, CP14 and MDDLDP Policy TB15). These policies identify it as a Major Town Centre (the only one in the Borough), capable of accommodating town centre uses (these include retail, entertainment, arts and culture, indoor recreation, leisure, health, community and office uses) and suitable for growth. Moreover, Policy CP14 establishes an aspiration to rejuvenate the Town Centre: proposals should both retain and enhance the historic character of the town and maintain its position in the Berkshire retail hierarchy by:

- 1) Strengthening shopping in the retail core to reduce leakage of expenditure;
 - 2) Conserving and enhancing historic quality and interest;
 - 3) Improving existing public space; and
 - 4) Ensuring development cumulatively provides and maintains a range of town centre uses, facilitates access them by a variety of modes of travel and achieves enhanced environmental and design quality.
5. These Core Strategy Policies are amplified by the Wokingham Town Centre Masterplan SPD, which establishes a strategy for the regeneration of the town, and MDDL Policy SAL08 which, consistent with the SPD, identifies specific sites which will contribute to the delivery of the strategy: the application site is allocated for a mixed use development for A1 (retail) use, with flexibility for A3 (restaurants & cafes), A4 (drinking establishments) and C3 (residential) development.
6. Consistent with these policies, the application proposes a mixed use development of 7,814m² (a net gain of 1,912m²) for A Class uses and 26 dwellings (a net gain of 21) and a new public square. The net gain of A Class uses would be over 500m² but because the site lies within the defined town centre does not trigger a requirement for a sequential test or retail impact test under MDDL Policy TB16.

Residential Use

7. While the majority of the housing delivered in the Borough during the plan period will be within the four Strategic Development Locations, Core Strategy Policy CP17 establishes that approximately 550 new homes will be on identified sites within Major Development Locations and MDDL Policy SAL09 identifies residential use as one of the uses that may be appropriate as part of the mixed use development of the Peach Place site.
8. There are five existing flats within the application site boundaries: one on the second-floor of 18 Peach Street, above the dentist; two on the second floor of 1-5 Rose Street (above Boots Opticians and Strange Jewellers) and two on the first-floor above 36 Market Place (Superdrug and Costa Coffee). Of these one (18 Peach Street) would be demolished but the remaining four would be retained and refurbished. In addition, 22 new dwellings are proposed, resulting in a net gain of 21 (26 in total). Thus, there would be no conflict Core Strategy Policy CP3 i), which resists the loss of residential accommodation.
9. With the exception of the four houses the dwellings would be flats, located on the upper floors, above town centre uses. This is, in principle, consistent with MDDL Policy TB15 which encourages the provision of offices or self-contained dwellings above town-centre uses proving appropriate level of residential amenity can be provided (see paragraphs 69 to 94 for the assessment of amenity) and the Masterplan SPD. The introduction of residential uses on the upper floors is also consistent with the aim of TB15 of providing compatible daytime, evening and night-time uses.

Provision of public open space

10. Core Strategy Policy CP3 amplified by MDDL Policy TB08 requires development to provide for a framework of open space, including civic space, and the Masterplan SPD specifically identifies provision of a new town courtyard as one of

the aims of the Peach Place development (Figure 39 and paragraph 12.3.23). The provision of a new square within the development is consistent with this.

Loss of a D1 non-residential institution

11. The first-floor of 18 Peach Street is currently occupied by a Class D1 dental surgery, the Peach Street Dental Practice. Core Strategy Policy CP3 j) resists the loss of community facilities, including health facilities (as defined in paragraph 4.17 of the Core Strategy) unless suitable alternative provision is available.
12. Alternative premises for the dentist have already been secured: conditions of the planning permission for the first phase of the Peach Place regeneration (F/2012/1678) were varied on 14 August 2014 to allow more flexible use of 38 Market Place and the upper floors of 39 Market Place including use as a D1 non-residential institution (VAR/2014/1496). The applicants advise that the terms of the new lease have been agreed. These alternative premises are currently being fitted out and the practice is due to relocate by the end of April 2015.
13. As provision has been made to relocate the surgery, the current proposal would not result in loss of a community facility and there is no conflict with Core Strategy Policy CP3 j).

Loss of Employment floor space

14. The proposal would result in the loss of use of 482m² Class B1(a) office accommodation through demolition .
15. Core Strategy Policy CP15 establishes that the change of use of premises from Class B, employment uses should not result in a net loss of floor space in Class B use in the Borough. Provision should be made for a range of sizes, types and qualities to cater for new and expanding businesses and different sectors.
16. The Council's Employment Land Study indicates a need for around 78,000m² additional office floor space in the plan period, split between Reading and Wokingham Boroughs. It is anticipated that this will be provided through implementation of existing commitments at Green Park and Thames Valley Park, redevelopment of existing sites in Wokingham and South Reading and new office development in the centre of Reading.
17. The applicants have provided evidence that the Thames Valley office market has suffered as a result of the recession and vacancy rates across the area have increased significantly since the Council's last Employment Land Study in 2006. Take up of office space is down, although the market did rally towards the end of 2014. Supply is polarised between new and relatively expensive grade A office accommodation and poorer quality Grade B offices. Wokingham Town Centre is a secondary office location providing smaller premises, with an over-supply of stock keeping values low. The office accommodate that would be lost is small scale and poor quality. One of the current tenants will be relocating in June this year and the other is a charity, occupying the offices at minimal rent.
18. Another consideration is that office values in Wokingham are low and inclusion of replacement office accommodation within the scheme would impact further on its viability

19. The loss of the relatively small, low quality office space would not materially impact on office supply in the town or wider Borough and would be significantly outweighed by the benefits to the town in terms of its vitality and economy (see paragraph 161).

Loss of public and private car parking

20. The proposal would result in the loss of 99 car parking spaces; 43 in the Rose Street short-stay, shoppers' car park and 56 privately let. There is no policy protection for car parking as such, so no in principle objection to its loss, but Core Strategy Policy CP6 does require development to provide appropriate vehicular parking. The impact of the loss of this facility on parking provision in the town as a whole is considered in paragraphs 112-121.

Demolition in the Conservation Area

21. The proposals entail demolition of buildings with a volume of more than 115m³ and also demolition of the wall along the Rose Street frontage, which is over one metre in height and adjacent to the highway. Because the site is within a conservation area these operations require planning permission in their own right: whether demolition is acceptable depends on the contribution the existing buildings make to the historic character of the conservation area and also whether there are proposals in place for an appropriate replacement. These issues are considered in paragraphs 42 to 46 and 37 to 64 respectively.

Retail Policy

22. As set out in paragraphs 4-6, the application relates to an allocated site, within Wokingham Town Centre and the proposed town centre uses are acceptable in principle. Nevertheless, consideration should also be given how well the proposed retail provision fulfils the retail policy ambitions for the town.

The SPD Vision

23. The objectives of Core Strategy Policy CP14 include strengthening shopping in the retail core of the town to reduce leakage of expenditure and (cumulatively) providing a range of town centre uses. To achieve this, the Masterplan SPD identifies five objectives for the town centre: a thriving high street, an eighteen hour economy, streets as places, spaces to breath and setting the design standard. The limited existing retail core is identified as one of the constraints to the success of the town centre and to achieve these objectives will be necessary to strengthen and extend the retail core, provide new high quality retail development to strengthen the existing offer and encouraging niche and boutique shopping alongside larger retailers.
24. The SPD establishes a land use/retail strategy to delivery this vision for the town centre. It consists of two mixed use retail quarters - one to the north-east of the Market Place, extending along Rose Street and Peach Street with the existing Marks and Spencer store forming a retail anchor; the other at the southern end of Denmark Street centred on a new retail anchor - connected by a high street (Denmark Street). The application site lies within the northern retail quarter, which it is envisaged will provide retail led mixed use development on the ground-floor with residential above. Paragraph 10.2.3 explains "*The retail heart of the town*

centre at Market Place/ Denmark Street will be strengthened to increase the number of retailers in the town centre and meet modern retailer requirements. Peach Street will become a focus for a range of comparison retailing.... These shops will sit alongside cafes and restaurants, to create a fine grain, mixed use environment with active frontages onto an intimate courtyard space.”

The Council's Retail Study

25. The policy framework for the town centre was informed by a retail study, commissioned in 2007 and refreshed twice since, in 2010 and 2014. The most recent refresh was to inform the appropriateness of the Wokingham town centre regeneration proposals give recent changes in population, the continued effects of the recession on retail expenditure levels and the growth of internet shopping .
26. The report identifies the two most significant changes since 2010 as the slowdown in expenditure growth and the growth in online shopping, although it still remains a relatively low percentage of total retail expenditure. The on-line shopping share of the market is about 12% of retail sales and is predicted to rise to 17.4% by 2020 and 20% by the end of the 2020's. Other changes in this period include smaller store formats for convenience goods; a rise in charity shops and discount retailers (pound shops); and high street comparison retailers looking for bigger units (over 200m²).
27. New retail facilities planned in Wokingham town centre (a net increase of 3,546m² convenience and 4,614m² comparison, including the current proposals and development at Elms Field identified by Policy SAL08), Arborfield and Shinfield will change future shopping patterns. In particular they will reduce the number of people going outside the Borough to shop - one of the key aims of Core Strategy Policy CP14 - and subsequently market shares will change. This will create additional demand for retail comparison floor space (over and above that mentioned): 2,541m² gross by 2021 and 7,799m² gross by 2026. These projections are significantly lower than in 2010 due to lower expenditure growth (during the downturn and forecast) and on-line shopping taking a greater share of the market but nevertheless demonstrate that there will be unmet demand even after implementation of the current application.
28. As well as reconfirming the need for additional retail development within Wokingham Town Centre, the retail refresh provides guidance on the type of accommodation required. Currently 70% of the units in Wokingham town centre are small units (less than 150m² gross) and are not suitable for multiple retailers, although they may still be attractive to independent traders and non-retail services. There is a limited supply of medium (150-250m² gross) and large units (over 250m² gross) and the recommended strategy for the town is to provide more medium/large (over 150m² gross) units.

The applicants' approach

29. The applicants' retail advisor (Strutt & Parker) has identified the increasing dominance of regional shopping destinations such as Reading and Guildford as a factor leading to polarisation of lower order towns. The trend is for these traditional, comparison shopping destinations to specialise, focusing on either aspirational or value retailers: those that have not been able to attract aspirational retailers or been willing to go down the value route have stagnated. Affluent

market towns such as Farnham, Marlow and Henley have continue to thrive by being able to provide an evolving mix of aspirational offer of fashion, food/ beverage and leisure, which encourages visitors to stay longer and increases overall spend compared to a retail-only trip.

30. Strutt & Parker concur that, to attract aspirational retailers, there is a need is for larger format units (over 200m²). The applicants' planning statement advises that national retailers typically require units of 200–300m², rising to 500m² for larger branches, with a flexible design that enables them to expand and contract given market conditions and managed by a single organisation. Larger, flexible modern shop units will be attractive to retailers and restaurants which cannot currently find suitable accommodation in the town enhancing the retail and restaurant offer. The correct balance of key national retailers, restaurants and cafes will make the town attractive to visitors which will in turn help sustain local niche and independent retailers.

The existing retail provision

31. The proposal would result in the loss of generally small units, retention of a range of unit sizes and provision of new, flexible accommodation capable of providing the larger units for which there the need has been identified. With the exception of Clinton Cards (342m²) all of the 21 existing units that would be demolished are small, ranging from an average of 30m² in the Arcade to 149m² (Code, 18 Peach Street) but with a significant proportion being around 115m², typically with net sales areas of around 50m². The units it is proposed to retain provide a mixture of small, medium and larger units: Strange Jewellers (93m²), Boots Opticians (200m²), Superdrug (313m²), Costa Coffee (162m²) and M&S (2,914m²) plus the Redan (258m²) and the Haka (200m²).

The proposed retail provision

32. The proposed buildings have been designed for flexibility, to allow the size of units to be increased or reduced to adapt to changing needs of retailers and shoppers. SU006 has been designed as a single, larger, two-storey retail unit (1,286m²). Units SU010 and SU012 would be small units of 72m² and 101m² respectively. The other units have been indicatively shown sub-divided into units of 84-307m² but would be capable of being split differently: SU001-SU005 combined could provide up to 1,208m², SU007 and SU008 331m² and SU013-SU016 up to 425m². Thus, the proposal will provide for the modern, flexible retail units which are currently lacking in the town centre. It is anticipated that this provision will be complemented by future development at Elms Field, where scale in relation to historic buildings is less of a constraint.
33. Retaining flexibility will assist in both attracting occupants initially and by allowing for adapting adaptation to changing market conditions in future. Unduly restrictive conditions would, therefore, be counterproductive.

Use of the proposed retail units

34. As well as being in the designated town centre, the site lies within the Primary Shopping area identified by MDDL P TB15. Furthermore, Peach Street, Market Place, Rose Street and the Arcade are identified as primary shopping frontages: proposals are required to show how they retain or increase the provision of Class

A1 shops in Primary frontages. With the exception of 16A Peach Street, the established use of units it is proposed to demolish is retail.

35. The application seeks flexible consent for uses within Class A (Under Class E of Part 3 of the Second Schedule the Town and Country Planning (General Permitted Development) Order 1995 (as amended): for the first ten years, subject to any conditions, the use of buildings within the development would be able to change freely between any use within Class A. The use at the end of the ten year period would become the established use and from that point forward normal permitted development rights for change of use of the buildings would apply. This flexibility would apply to all units within the application site boundary whether retained or new.
36. Flexibility of use is important for the reasons explained in paragraph 32 and will help establish the mix of uses including cafes etc. which will encourage visitors to linger and support a vibrant town centre throughout the day and evening. However, it is also important to ensure that a predominantly retail character is retained in the primary shopping frontages. Hence, it is recommended that the use of the units in Market Place and Peach Street (except for those retained units that already have established use as an A4 drinking establishment or A5 takeaway) is limited to Class A1 shop, with flexibility being allowed for the units around the square and on Rose Street. Condition 3 refers.

The impact upon the character of the area including the setting of listed buildings and character of the Conservation Area.

37. Core Strategy Policies CP1 and CP3 require proposals to maintain or enhance the high quality of the environment and contribute to a sense of place, while avoiding detriment to heritage features. Policy CP14 relates specifically to Wokingham Town Centre and requires development to retain and enhance the historic market town character of the town, conserving and enhancing historic quality and interest and improving existing public space (paragraph 4). The Masterplan SPD reinforces this, requiring new development to achieve the highest quality of architecture and urban design, be sustainable and enhance the market town character of Wokingham.
38. The application site is in a sensitive location, within the Wokingham Town Centre Conservation Area and while none of the buildings within the application site boundary is listed, a number in the vicinity are; most notably 37 Market Place, the Old Bull and Bush (now Bush Walk), which will form one of the pedestrian links to the new public square within the development. The site also forms the setting of the Town Hall (grade II*) and a number of grade II and II* listed buildings on the east and west sides of the Market Place and north side of Rose Street.
39. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect on heritage assets: development should preserve or enhance the character of the Conservation Area and setting of listed buildings. This is reinforced by MDDL Policy TB24.
40. The site is also situated on a Green Route, designated due to the positive contribution made by the trees and other vegetation that line it. Core Strategy Policy CP3, saved WDL Policy WBE4 and MDD DPD Policy CC03 Development

require development to protect and enhance the Borough's Green Infrastructure, incorporating high quality landscaping as an integral part of the scheme.

41. The Masterplan SPD identifies the application site as falling within three Character areas: the Market Place, Rose Street and Peach Street. The Market Place is the historic focus of the town centre with the Town Hall as its centrepiece, while Rose Street retains most historic character with much development from the fifteenth century onwards surviving. All three character areas are characterised by fine grain development with narrow frontages and long, deep plots although in Peach Street much of the pattern has been lost through twentieth century redevelopment which has introduced wider fronted buildings. Buildings are predominantly 2-3 storey in the Market Place and Peach Street, with a larger proportion of two-storey in Rose Street. Variation and animation in the roof-scape due in part to differing storey heights is characteristic of the Market Place while low eaves and a strong horizontal rhythm are more typical of Rose Street. The post-war redevelopment on the northern side of the Market Place extending around to 1-16 Peach Street is identified as a negative feature.

Demolition in the Conservation Area

42. As explained in paragraph 21, the proposals entail demolition of buildings with a volume of more than 115m³ and also demolition of the wall along the Rose Street frontage, which is over one metre in height and adjacent to the highway. Because the site is within a conservation area these operations require planning permission in their own right. The buildings within the site, to be demolished are shaded on the drawing extract right.



Figure 1: demolition (ground-floor)

43. 34-35 Market Place, 2-16 (even) Peach Street and 1-6 the Arcade are a 1960's development. While the siting of the buildings follows the historic pattern and their scale and rhythm is not out of keeping, the design of the buildings – in particular the repetitive projecting fenestration, unchanging flat roof form, deep overhanging concrete colonnade and materials used - are a poor response to the local historic context. They are of little historic interest or architectural merit and are considered to harm the character of the Conservation Area; there is no reason to resist their loss, providing the development that would replace them would meet the test of preserving or enhancing the Conservation Area and there is some certainty that development will proceed following demolition (Condition 6 refers).
44. 18-22 (even) Peach Street are 19th century buildings, and while they do contribute to the character of the Conservation Area their significance is limited and their loss is also acceptable in the context of providing a high quality and coherent new development.

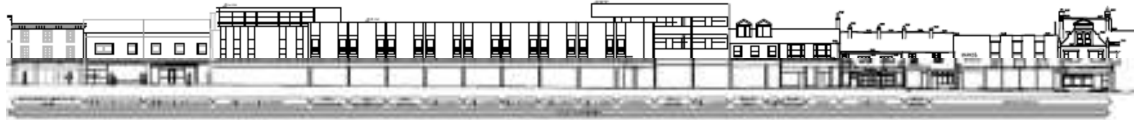


Figure 2: existing Peach Street elevations

45. Also proposed for demolition is a length of 2.5m high red brick wall which fronts Rose Street and returns into the car park. This is built in stretcher bond with a double bullnose capping and is of mid C 20th date. Whilst in reasonable condition and forming part of the established character of this part of the conservation area, the wall is of limited historic or architectural interest and there is no objection to its loss.
46. The Public Toilets in the Rose Street car park have a volume of less than 115m³ so their demolition does not require specific approval. Nevertheless it is worth mentioning that the toilets are prefabricated structure, in materials that have no local connection and, hence, appear somewhat incongruous. Accordingly there is no objection to the loss of this structure on character grounds.

The applicant's analysis of the character of the town centre

47. The applicants' Design and Access Statement (DAS) incorporates a detailed assessment of the town centre in order to identify the defining characteristics of development in the town and also the differences between areas.
48. The medieval street pattern remains largely unaltered, with the focus being Market Place and the Town Hall, which forms a unique centrepiece. The Market Place is characterised by a variety of building types and forms ranging from fifteenth to nineteenth century properties. In Rose Street the predominant architectural form is sixteenth and seventeenth century cottages but the traditional pattern has been broken on the application site, which adjoins less successful twentieth century buildings. The DAS identifies one of the key challenges for the scheme as being to mend this street scene in a way which respects heritage assets and also forms a relationship with the more modern buildings. While Peach Street's historic street form remains, much of its original historic built fabric has been lost, particularly on the eastern side of the street.
49. Buildings are largely a mix of two and three storey throughout the town centre. There is a strong vertical rhythm in Market Place and also in Peach Street, where it is combined with horizontal banding at shop front and roof levels. In Rose Street ridge heights create a more horizontal rhythm. In Peach Street and Rose Street roof lines are relatively uniform with horizontal eaves lines and parapet details broken by the occasional gable. Further south, in particular Denmark Street there is a more varied roof line, with regular gable ends and varying pitches.
50. Windows are typically generous with a strong vertical arrangement and regular rhythm of windows across the facades. A frequently occurring feature is the bay window at first floor which helps to give interest at upper levels. Dormer windows within the roof are also a feature, particularly along Rose Street.
51. There is a varied palette of materials - a mix of brickwork, painted brickwork,

render and tiling - and period detailing owing to the varying age of buildings. On the whole buildings are executed in a single material but without long stretches of the same material.

52. This analysis has informed the development proposals.

“The Plaza”: a new public square within the development

53. One of the objectives of the Masterplan SPD is to build on the existing character of the town (Bush Walk, Old Row Court, Central Walk etc.) by providing a series of small courtyards and arcades connected by a network of pedestrian routes. The application site is identified as providing an opportunity to strengthen the retail offer in the heart of the town by providing small shops, possibly with a larger anchor store. This is envisaged as an intimate public space, framed by active frontages to encourage activity and natural surveillance (Masterplan SPD, paragraphs 4.3.9, 4.3.16, 8.5.10, 10.2.3 & Figure 39). Consistent with this, a new square is proposed at the centre of the development, surrounded by retail units, with flats around on the southern side. It is anticipated that this location will be attractive to cafes and restaurants as it will be a relatively quiet location, away from traffic, with space to provide outdoor seating. The pedestrian links into the square have also been designed as active frontages to integrate them into the development and fulfil the requirement of Core Strategy Policy CP3 for proposals to be functional, accessible, safe and secure.

54. Core Strategy CP3 and MDDLP Policy CC03 require protection of important landscape features and provision of new green infrastructure. The few trees that there are on the site are not identified as being high quality or significant and there is no objection to their loss, particularly as the proposed scheme offers the opportunity for planting a number of larger specimens as part of the new square. The DAS establishes appropriate principles for the new square, which are consistent with the Masterplan objectives. Condition 18 will secure a detailed landscaping scheme which should be developed in parallel to environmental improvement projects, in order to establish a coherent approach to the town which also differentiates between different character and functions.

Views of Bush Walk and the town hall across the square

55. The proposed development – SU010/APT014 in particular - would partly obscure views across the square towards the rear of the former stable range of the Bush Hotel, now forming Bush Walk, and of the town hall beyond. The applicants acknowledge that the development would obscure views from some positions although the Town Hall would remain visible from the northern part of the square. They explain that the proposed design reflects the need to screen the rear of Superdrug, create a viable depth to the retail unit and residential above and continue a strong frontage to the southern edge of the square. It may be that subtle changes during detailed design could result in a setback to these units which could change the relationship. While the reduction in views would not amount to a reason for refusal it would be regrettable and, therefore, a condition is recommended to review this aspect of the scheme (Condition 12).

Market Place and Peach Street

56. 36 Market Place (Superdrug and Costa Coffee) is a two-storey building (9.4

metres to the ridgeline) with two residential flats on the first floor. No changes are proposed at ground-floor level but the first floor flats are to be refurbished including replacement of the existing, unsympathetic windows: the rather small, square windows will be replaced with larger, vertically proportioned windows; more in keeping with the character of the Conservation Area and improving the appearance of the building. There is some uncertainty over the age of these buildings and a condition is recommended requiring the age of the structure to be confirmed before any alterations take place (Conditions 14 & 15 refer).

57. It is proposed to demolish the row of two and three-storey buildings (11.2 metres and 9.2 metres in height respectively) which currently extend from 34 Market Place (Clinton Cards) around to 22 Peach Street (the contribution the existing buildings make to the Conservation Area was considered in paragraphs 43 and 44). A double-fronted terrace is proposed to extend from the refurbished building at No 36 Market Place to the pedestrian link to the new square. The development facing Peach Street would be three-storey (10.6 metres in height; ground-floor retail with duplex flats above) with a regular vertical rhythm reflecting the fine grain of traditional development in the town (but allowing flexibility internally for different sized retail units). (For comparison the existing two-storey buildings are nine metres rising to up to 12 metres for the three-storey elements and the buildings opposite have 11.8 metre ridges and nine metre eaves). To break up the length of the terrace visually and prevent it appearing uncharacteristically repetitive, a variety of elevation treatments are proposed: a three storey rendered section with a flat roof (reflecting many of the Georgian building frontages in the town centre), a brick section with a mansard roof and lower eaves, providing relief to the elevation, and a three storey section with a shallow pitched roof (again paying homage to Georgian forms) marking the corner of the pedestrian access. The detailed elevations, general details drawings and DAS show that the intention is that detailing of the elevations and windows (with projecting cills and deep reveals) will add relief and interest to the elevations. Condition 11 would secure further detail. The development facing onto the new square would be single storey (6.4 metres) on the north side of the square, or two-storey (eight metres) with town centre uses on the ground-floor and flats above on the south side.



Figure 3: Proposed Market Place/Peach Street elevation with existing roofline dotted

58. On the opposite side of the pedestrian access a larger, two-storey retail unit (SU006) is proposed (to meet the need identified in paragraph 32). A key issue here was to achieve the functional requirements of a modern retail building while avoiding a jarring juxtaposition with the relatively small scale of the Redan. A triple gable is proposed – gables are a commonly occurring form in the town centre - which drops down at the sides of the building, minimising the contrast in height with the neighbouring historic building. The new building would be 13 metres to the ridge falling to 8.8 metres at the eaves, while the Redan is eight metres to the ridge. (See also the comments from English Heritage in the summary of consultation responses).

59. The height of the gables and the brick detailing have been criticised. In response the applicants have explained that (to meet the need for modern, flexible retail accommodation and in particular larger units) the unit has been designed to allow trading from both floors. This requires a clear height of 3.5 metres on each floor. The steep roof pitch (52°) is the same as the Methodist Church and a shallower pitch would result in a more 'dumpy', industrial looking appearance at odds with the vernacular.
60. Use of brickwork detailing to break the expanse of brickwork and add interest to elevations is characteristic of the town and is an appropriate response. The detailing – which has been shown indicatively at this stage - will be critical to the success of the building and a condition requiring approval of this detail is recommended (Conditions 8 & 13).

Rose Street

61. 1-5 Rose Street is currently a three-storey, flat-roofed building with commercial uses (Strange Jewellers and Boots Opticians) on the ground and first floors and two residential flats on the second-floor. This building is to be retained and refurbished. The strong horizontal emphasis of the building and very small, square first-floor windows are unsympathetic to the character of the area and it is proposed to re-elevate it to introduce a more vertical rhythm and finer grain, more typical of the town. The windows would be replaced with larger, rectangular openings the proportions of which would be more in keeping with the character of the area as well as providing better natural light.
62. The existing, rather confined pedestrian access at the end of this building would be opened up to provide a more formal and attractive entrance to the new square in the interior of the block. This would provide controlled access for servicing but, for the majority of the time would be pedestrian only.



Figure 4: Proposed Rose Street elevations

63. To the north-east of this a new building would be constructed to fill the existing, uncharacteristic gap between Nos 1-5 and the Methodist Church. On the corner would be a retail unit with two flats above (8.8 metres to the parapet and 10.2 metres to the pinnacle of the roof). The retail frontage would wrap around the corner into the square while the Rose Street frontage would be continued with a terrace of four houses. These would provide an effective transition – in scale and character - from the larger scale, 20th century commercial buildings on the corner of Market Place and Rose Street to the more domestic, vernacular buildings further along Rose Street. The houses would be nine metres to the ridge and 6.2 metres to the parapet, roughly 1.2 metres higher than the building immediately opposite (No 10), which is 7.8 metre ridge and 4.8 metres to the eaves. They

would be modern homes but their design would reflect the traditional character of domestic buildings nearby and their scale, proportions, materials and detailing are appropriate. The flat-roof, metal clad dormers have been criticised in representations but this is a traditional form, found elsewhere in Rose Street and can provide a less bulky than a pitched roof dormer. Subject to their detailing being agreed (Condition 13) the dormers are considered appropriate.

Location of plant and other equipment

64. Two Zones for location of plant are identified on the roof plan Drawing No BNY-PD-08-GP-3001 Rev A10: one at first-floor level at the rear of unit SU010 where it will be screened by first-floor flats; the other at second-floor level over SU007, which will be set back from the edge of the roof to prevent it being unduly prominent. The applicants indicate that the units have been designed to accommodate all A Class uses, including mechanical and natural ventilation systems. Condition 34 requires approval for installation of plant other than in these identified locations and approval of ducting routes.

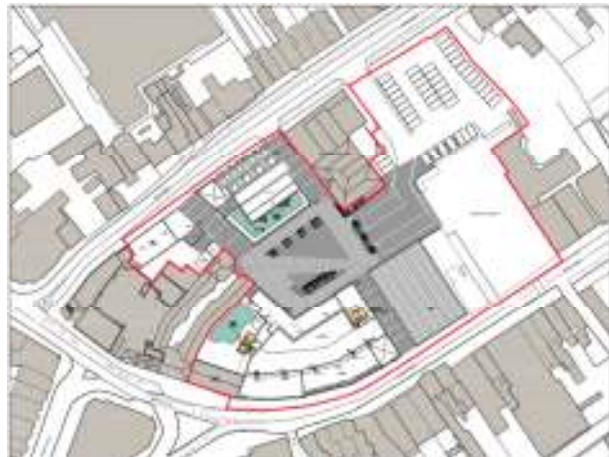


Figure 5: plant and PV zones

Making efficient use of land and the density of development

65. Core Strategy Policy CP3 and CP5 require efficient use of land which makes use of the full potential for complimentary uses and the Borough Design Guide establishes that assessment of an appropriate density for residential development must be design-led.
66. Consistent with MDDL Policy SAL08, the proposal is for a mixed use development, primarily for town centre uses with residential development on the upper floors and beyond retail frontages. In these circumstances, achieving an appropriate mix of uses and high quality design are the key considerations. While the residential density is not particularly high, the proposal fulfils the objectives of using the potential for complimentary uses and making efficient use of land by virtue of being a mixed use development. By providing a variety of uses it will help fulfil the objectives of the Masterplan, in particular a thriving high street and an eighteen hour economy (paragraph 23).

Dwelling Mix

67. Core Strategy Policy CP5 and MDDL Policy TB05 seek to provide a mix and balance of dwelling types and sizes, which have regard to both the underlying character of the area and the current and projected needs of households.
68. The proposals would provide predominantly two-bedroom flats, which is to be expected in a mixed use, town centre development but adds to the variety of stock in that the accommodation is relatively spacious compared to many town centre flats (see paragraph 78) and provides private, external amenity space which is

relatively unusual in the heart of the town centre. It also offers some variety in the form of the four, three-bedroom houses which help the development fit in with the more domestic character of Rose Street. Thus, the scheme successfully achieves a variety of dwelling types and sizes in a way that is appropriate to the character of the area.

Residential amenity of the proposed dwellings

69. In addition to the overarching requirement for good design, Core Strategy Policy CP3 requires that development should not harm the amenity of adjacent sites.

Separation distances between dwellings

70. To maintain acceptable levels of privacy, the Borough Design Guide establishes a separation distance of 10 metres front-to-front across the street, whilst acknowledging that schemes in more urban settings or with a more intimate character may require a tighter, more compact layout.
71. The separation distances between the proposed new dwellings and neighbouring properties on Rose Street would be 16 metres. The separation distances across Peach Street, would be 11 metres, slightly more than is currently the case because the upper floors of the proposed development would not project over the pavement as the existing building does.
72. The separation distance between the first and second-floor flats APT 010, 011 and 015 and the two-storey retail unit SU006 would be six metres, across the pedestrian link between Peach Street and the new square (1-2.5 metres wider than the existing Arcade). However, the expectation of privacy is not as great in a town centre location and – balancing a number of considerations – the relationship is considered acceptable. The living rooms of these flats and one of the bedrooms in APT 10 would have dual aspect, either into the new square or over Peach Street, providing more open views and preventing them feeling excessively enclosed. It would only be bedrooms that would face solely towards the retail unit and generally these rooms would not be occupied when the retail unit was open. Thus, acceptable privacy for occupants could be achieved. Narrow walkways leading off from the main streets are a characteristic feature of Wokingham and a wider path would be less successful in character terms. Furthermore, the natural surveillance provided by the flats would improve the safety of the pedestrian link.
73. There would in effect be a front-to-front relationship between the first-floor flats around the new square and the duplex flats along the Peach Street frontage, as each flat would have its own entrance via the central roof terrace. The horizontal separation would be a minimum of 12 metres between elevations and although there would be scope for some overlooking of the first-floor flats from the second-floor terraces, the extent of overlooking from within the buildings would be reduced by the difference in levels. How these private terraces are enclosed will be critical to their success and a condition requiring submission of details is recommended (Condition 18).
74. The proposed development would not have an adverse impact upon neighbouring properties and would also achieve appropriate amenity for future occupants.

Internal space standards

75. The Borough Design Guide and MDDL Policy TB07 establish minimum internal space standards for new dwellings: the overall floor area (Gross Internal Area, GIA) depends on the number of bedrooms proposed and the habitable area (the combined living, dining and kitchen space) depends on the number of occupants the dwelling is designed to accommodate. The table below shows that the proposed dwellings - both new build and the four refurbished flats - all comply with the minimum standards and in many cases comfortably exceed them.

Dwelling size		Proposed	Recommended (MDDL TB07)	Standard met? ✓ ✗
1-bedroom/ 2-person flat	Floor area (GIA)	56m ²	50m ²	✓
	Habitable area	29m ²	23m ²	✓
2-bedroom/ 3-person flat	Floor area (GIA)	62-92m ²	61m ²	✓
	Habitable area	25-33m ²	25m ²	✓
2-bedroom/ 4-person flat	Floor area (GIA)	74-129m ²	61m ²	✓
	Habitable area	33-40m ²	27m ²	✓
3- bedroom/ 6-person house	Floor area (GIA)	100m ²	87m ²	✓
	Habitable area	32m ²	31m ²	✓

External amenity space

76. The Borough Design Guide establishes that dwellings should have access to some form of amenity space, preferably in the form of a private or communal garden.
77. For houses this should generally be a garden although, in areas with an urban character such as Wokingham Town Centre, more compact gardens or alternative private amenity spaces may be appropriate to create a more urban development form that relates to the local character. Consistent with this advice, the four proposed houses would each have a small courtyard garden.
78. While occupants of upper-floor flats rarely have access to a garden, they should be provided with private outdoor space in the form of a balcony, roof terrace or winter garden. Consistent with this advice, 16 of the 18 new flats would have a private terrace. Condition 18 will secure appropriate enclosure.
79. The two existing flats at 1-5 Rose Street currently have balconies, which overhang the pavement below. As part of the proposal these external spaces would be demolished. The balconies are north facing and offer limited amenity: in this case the benefit in terms of the appearance of the building outweighs the harm.
80. Occupants of the new development would also have easy access to a variety of public open space in the town centre: the new square within the development, the Market Place, Howard Palmer Park and Elms Field.

Environmental Health Issues

81. Core Strategy Policy CP1 establishes that development should avoid areas where pollution (including noise) could impact upon the amenity of future occupants. The proposal is for a mixed use development and consideration should be given both to the residential amenity of future occupants and also the impact that proposed town centre uses may have on residents within the development and nearby. The following paragraphs consider air quality (paragraphs 82-8483), odour (paragraph 85**Error! Reference source not found.**), the impact of noise on residential amenity of the proposed dwellings (paragraphs 86-88), noise generated by the proposed uses (paragraphs 89-91), construction noise (paragraphs 93-**Error! Reference source not found.**) and contamination (paragraph 94).

Air Quality

82. A recent air quality assessment, carried out on behalf of the Council, has shown that there are breaches of the air quality objective for nitrogen dioxide (NO₂) from traffic emissions in the vicinity of the application site. Consequently the area is likely to be declared as an Air Quality management Area (AQMA). Although the AQMA has not yet been declared, there is a known air quality issue and, therefore, consideration should be given to the impact on future occupants and whether the proposed development could exacerbate the issue.
83. The application was accompanied by a report which demonstrates that there will be no exceedance of the air quality objective for nitrogen dioxide in the vicinity of the development in the longer term: the report also concludes that changes to traffic flows in the vicinity will have a negligible impact. Hence, there is no reason to restrict development on air quality grounds.
84. The report also considers the impact of dust and emissions during demolition and construction on air quality. It demonstrates that with good site practice - as set out in the outline Construction Environmental Management Plan (CEMP) that accompanies the application - the construction works would have a negligible effect. A condition is recommended to secure a more detailed CEMP once the main contractor is appointed (Condition 28).

Odour

85. The proposed uses include Class A3 restaurants and cafés and Class A5 hot food takeaways. Food outlets can cause nuisance due to cooking smells if not adequately ventilated: in this case there is potential for future occupants of the proposed development to be affected by existing sources and also for new outlets within the development to affect neighbours both within the site and in the wider area. There are no existing problems of such magnitude as to prevent new residential development taking place within the town centre and, subject to a condition to secure implementation of a “ventilation strategy” (Condition 34), there should be no harm to amenity due to odours from new food outlets within the development.

Noise: the impact upon the residential amenity of future occupants

86. Core Strategy Policy CP1 seeks to avoid development in areas where noise may impact on the amenity of future occupants and MDDL Policy CC06 reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.

87. The A329 Peach Street is one of the main routes through the town centre and consequently road traffic noise in the vicinity of the site is reasonably high. The application is supported by a noise assessment which demonstrates that appropriate internal noise levels (at No Observed Effect Level) can be achieved in all of the proposed residential properties by the use of closed double-glazing with alternative ventilation. While reliance on such measures is not generally encouraged, future occupants will balance this inconvenience against the significant benefits of living in a town centre location. In the wider public interest, town centre dwellings will add to its vitality and help to achieve the policy objective of a thriving town centre. Hence, it is an appropriate compromise in this situation. Details of the specific systems to be used should be agreed at the detailed design stage (Condition 32).
88. The terraced houses would have small gardens and the majority of the flats would have a private terrace. These would be located around the square, where the mass of the surrounding buildings would screen them from road noise to a significant extent. The range of noise levels predicted on the terraces would extend into the lower end of Lowest Observed Adverse Effect Level; the level above which adverse effects on health and quality of life can be detected. However, Annex 1 of the MDDLDP accepts that in some circumstances it is preferable to have a private, external amenity space (with higher noise levels) than none at all: this is such a case.

Noise: the impact of the proposed development

89. In addition to the requirements of Core Strategy Policy CP1 and MDDLDP Policy CC06, MDDLDP Policy TB20 establishes that the servicing arrangements for retail development should not harm residential amenity due to noise, fumes or disturbance.
90. The introduction of 21 additional dwellings in this town centre location would be insignificant in terms of levels of activity and potential disturbance of neighbouring properties.
91. The application seeks a flexible consent that would permit use of the commercial premises as cafes or restaurants (Class A3), pubs (Class A4) and takeaways (Class A5). While a range of town centre uses is necessary in order to achieve the aim of a thriving town centre, they should be managed in such a way as to remain compatible with other, more sensitive town centre uses, in particular dwellings. Use of the premises would also be controlled by condition. Use of sound amplifying equipment would be controlled under a premises licence. Conditions 30 & 31 **Error! Reference source not found.** refer.
92. The applicants propose that all deliveries to retail and restaurant premises will be between 07:00-21:00 and that this will be secured by lease. Consideration will also need to be given to avoiding conflict when the square is busy and a condition securing a strategy for managing deliveries between these times is recommended (Condition 23).

Construction Noise

93. Noise from construction activity can be minimised using Best Practicable Means

(BPM) techniques. An Outline CEMP Report (December 2014) accompanied the application, to be amplified once a contractor is in place. The proposed condition (Condition 29) is based on the condition for Phase 1 of the Regeneration of the Peach Place site.

Contamination

94. As with many sites in the town centre, the site is identified as potentially being contaminated from historic uses. Hence, the application was accompanied by a Phase 1 Geo-Environmental Assessment (December 2014). The report does not identify contamination of such magnitude as to be a significant constraint on development but further assessment is required and a condition to secure this, together with remediation and validation if necessary (Condition 35).

Access and Movement

95. Core Strategy Policies CP1 and CP6 require proposals to reduce the need to travel, particularly by private car, and consideration of the traffic impacts of development.

Accessibility of the site

96. Core Strategy Policy CP6 also directs development to locations where there are or will be choices of mode of transport and minimise the distance people need to travel. The site is accessibly located in the town centre, where there is a choice of modes of travel available (for occupants and visitors alike) and excellent access to facilities.
97. The policy also requires improvements to existing transport infrastructure including road, rail, public transport and facilities for pedestrians and cyclists, including those with reduced mobility.
98. Policy CP10 identifies a series of improvements to the strategic transport network, several of which will support the regeneration of the town centre by improving access by sustainable modes and reducing congestion. These include the station link road and associated improvements to the public transport interchange at Wokingham Station, which are already in progress, and measures to support cycling and walking. Public realm improvements to make it easier to travel into and circulate around the town on foot any by bicycle will be critical to the overall success of the town centre. Hence, a significant proportion of the funding available to mitigate the impact of the development is proposed to go towards environmental improvements in the town centre (see paragraph 158).

Traffic Generation

99. The applicants' transport statement demonstrates that the net gain of 1,221m² commercial floor space and 21 dwellings will not generate significant additional movements or give rise to any significant highway issues. Indeed the loss of the Rose Street Car Park will lead to a localised reduction in the number of movements in Rose Street.

Construction Traffic

While the amount of construction traffic will not be significant, there will be peaks in activity which will need to be managed through a Construction Environmental

Management Plan (CEMP). Condition 28 refers.

Pedestrian circulation

100. As well as Bush Walk there would be two pedestrian links into the square from Rose Street and one from Peach Street. This would maintain pedestrian connectivity, providing alternative routes away from the more heavily trafficked roads. The new square would provide a considerably improved pedestrian environment compared to the existing car park, which is currently framed by the backs of buildings. The square is proposed to be level, with level access at the thresholds of the shops.
101. The application does not include any proposals to improve either the streets immediately surrounding the site or links to points of arrival in the town, in particular along Peach Street to the Easthampstead Road car park. However, it will contribute financially towards environmental improvements in the town centre (see paragraph 158) and the scope for improvements in Peach Street is one of the areas which is due to be considered. (Planning permission F/2014/1317, which was approved on 2 February 2015, secures land through a S106 agreement to facilitate the realignment of the Peach Street carriageway and widening of the footpaths in the vicinity of the Overhangs on the route from Easthampstead Road car park).

Servicing

102. MDDL Policy TB20 requires retail proposals to make provision for servicing without harm to amenity, highway safety visual amenity or any other adverse environmental impact.
103. Delivery vehicles can currently approach the site either from the east, via Cross Street, or the west, via Broad Street. Due to width restrictions to the west on Rose Street, large vehicles leaving the site have to travel eastwards and exit via Wiltshire Road. The proposals would not change this.
104. The existing commercial development on the site is serviced primarily from the Rose Street car park. Under the current proposals this space would become a public square but would also continue to be used for servicing and deliveries. Access and egress would be from two separate points on Rose Street, allowing traffic to enter and leave the site in a forward direction. Tracking drawings have been provided which show that the largest vehicles that would be likely to need to access the site - an 11.5 metre long rigid refuse collection vehicle or a 12 metre long rigid delivery truck - would be able to make this manoeuvre and a safety audit has been requested. The tracking shows that vehicles turning right out of the site would impact on a short stay parking space in front of the Methodist Church: removal of this space would require an amendment to the TRO. Access to the service yard would be controlled by removable bollards, to avoid conflict between pedestrians and vehicles.
105. In addition to the main servicing route through the square, a small service yard is proposed at the rear of 38-42 Market Place and 1-5 Rose Street where deliveries by smaller vehicles could take place during the daytime under the control of the site management. Vehicles would be able to turn within the site, unload and deliver goods without entering the square itself. This is acceptable subject to the

detail to be provided through the Servicing Management Plan (Condition 23).

106. The applicant anticipates that A1 retail units will require one or two deliveries per week and A3 cafés and restaurants will require a daily delivery. It is proposed that deliveries will take place between the hours of 07:00 and 21:00, with allocated delivery days and times controlled via lease agreements and management company procedures. Condition 23 requires this strategy for servicing management strategy to be refined and implemented.
107. This arrangement would make good use of space (a dedicated service yard would occupy a large proportion of this town centre site but would only be used for a limited time each day) and could be successful, with appropriate management, to ensure that deliveries and associated activity do not take place at unsociable hours for neighbouring residents, or else when the square would be busy.
108. Servicing arrangements for the M&S store would remain unaltered.
109. The proposals would not prejudice future delivery of the service road, safeguarded under MDDL Policies CC08, TB20 and Appendix 3: the service road is proposed to extend from Cross Street to the boundary of 38 Peach Street (the M&S car park) and would facilitate rear servicing of properties on the northern side of the street.

Refuse storage

110. Core Strategy Policy CP1 and MDDL Policy CC04 require development to make provision for suitable waste management facilities including provision for recycling.
111. Separate, appropriately sized stores for domestic and commercial refuse are proposed, together with access for refuse vehicles (see paragraph 104): Condition 24 would secure this provision.

Car Parking for staff and visiting members of the public

112. Core Strategy Policies CP6 and CP14 4) h) require development to provide appropriate vehicular parking, to facilitate a viable and sustainable town centre and MDDL Policy CC07 together with Appendix 2 establishes parking standards for different types of development. However, the parking requirements for the application cannot be reviewed in isolation but must be considered in their wider, town centre context.
113. A number of the sites identified in the Masterplan SDP for development, including part of the Peach Place site, are currently car parks and appropriate parking provision - to offset these losses and to meet increased demand - is crucial to the successful rejuvenation of the town. The loss of short-stay parking, including three disabled parking bays, in the existing Rose Street car park is the key concern of the majority of those objecting to the application.
114. The Masterplan SDP establishes the approach towards provision of parking for the town centre, whereby medium and long stay parking is provided at a series of gateway car parks around the town centre, to reduce the need to travel by car into the heart of the town centre, assist in reducing congestion and improving the environment for people (paragraphs 7.4.1-7.4.6 and Figure 35). Short stay

parking would continue to be provided in central locations and, indeed, a key objective for the area north of the Market Place is to continue to provide convenient short stay car parking for town centre visitors (paragraph 12.3.2) while paragraph 12.3.10 states that *“the number of spaces must be retained, although different configurations are possible”*. Paragraph 12.3.23 establishes the aim of providing a high quality public space within the Peach Place development and, while the following paragraph establishes that car parking provision may be integrated into the design (where it does not undermine the objectives for the creation of a pedestrian only area), it is apparent from Figures 34, 35 and 39 that the expectation was that the existing short-stay parking would not remain in its current location.

115. The SPD acknowledges that the strategy will need to be developed in more detail, alongside parking demand management and measures to encourage travel by alternative, sustainable means. There is an emerging Wokingham Town Centre Car Park Management Plan which is due to be reported to Executive within the next few months. The document will include a review of existing parking provision and capacity (which has already taken place) and will establish how much parking will be required and where it should be located in the longer term. One proposed element of the Car Park Management Plan will be a new multi-storey car park, to be delivered in conjunction with a leisure hub, at the Carnival Pool site. Consultation on these proposals is currently taking place (9 February-6 March 2015).
116. Due to existing tenancies, the application scheme – if approved – would be unlikely to start on site until late 2016 at the earliest, by which time the parking strategy will have been resolved. Nevertheless, as the application is being assessed in advance of the Car Park Management Plan, it needs to be demonstrated that there will be sufficient capacity even without the Car Park Management Plan.
117. The applicants propose to relocate the three disabled parking bays to Rose Street, immediately in front of the Methodist Church, where there are currently five short-stay parking bays. This would require a Traffic Regulation Order, which would be the subject of a separate regulatory system. Condition 26 would secure provision of replacement disabled parking bays either in this location or elsewhere in the town centre.
118. MDDL Policy CC07 together with Appendix 2 establishes parking standards: one space/20m² for A1(non-food) retail uses and A2 Financial and professional services uses, increasing to one space/14m² over 1,000m². The requirement for A3 restaurants and cafes is one space /5m² and one space/3m² for drinking establishments and takeaways.
119. The application seeks a flexible consent for A Class use but is expected to be retail led. Condition 3 has been recommended primarily to protect the retail character of the primary shopping frontage but will also serve to limit the floor area of non-retail uses within the development as a whole. The likelihood is that daytime visitors to cafes, restaurants and pubs will also be shoppers; during the evening when the number of visitors to restaurants and pubs is likely to be higher, demand from shoppers and people working in the town centre will be lower. Hence, it is considered reasonable to apply the standards for A1 use.

120. The proposal will result in a net gain of 1,221m², generating a requirement for 66 additional spaces. In addition it will be necessary to ensure there is capacity for the 99 spaces that would be dispersed by the development, bringing the total requirement to 165 spaces. The background work already done to support the Car Park Management Plan demonstrates that there is sufficient capacity within existing car parks to accommodate this, in particular Easthampstead Road, which lies within the designated Town Centre and adjacent to the Primary Shopping Area.
121. M&S car park would be reconfigured to make more efficient use of the space and facilitate the public realm improvements required to create the new square but the number of parking spaces would be maintained at 58.

Car parking for residents

122. Policy CP6 requires development to provide appropriate vehicular parking, having regard to car ownership. MDDL Policy CC07 together with Appendix 2 establishes a methodology for calculating the parking demand generated by residential development. However, parking standards are only as a starting point and it is recognised that each development site will need to be assessed on its own merits.
123. For a development of 26 dwellings in an urban location, based on the proposed mix of dwellings sizes, all of the dwellings being privately owned and no allocated parking, the Council's parking demand calculator indicates demand for 26 unallocated car parking spaces. However, there are five existing dwellings, which do not have dedicated parking provision, and if these are discounted demand is reduced to 21 spaces. (NB although these figures correspond to the number of dwellings, the calculation is not actually so simple as one space per dwelling).
124. No residential parking is proposed within the scheme. However, the site is located in a highly sustainable, town centre location and occupants would have good access to town centre facilities and public transport, so need not be reliant on vehicular transport. In these circumstances the absence of parking within the scheme is acceptable, particularly as there is capacity in nearby town centre car parks (see paragraph 120 above). Purchasers would make an informed decision balancing the benefits of town centre living against the lack of dedicated parking; they would choose whether to own a car and would have the option of applying for a season ticket for a public car park if desired.

Cycle Storage

125. The policies referred to in paragraph 122 also require enhanced facilities for cyclists and establish standards for cycle storage. There is no existing on-site provision.

Cycle storage for the commercial premises

126. For A class uses (other than bulky goods warehouses) the requirement is storage for one cycle per 125m², 20% of which should be long-term storage (for staff) and the remaining 80% short-term (for visiting members of the public). The net increase of 1,221m² floor space would generate a requirement for 10 cycle

spaces. However, having regard to the lack of existing cycle parking, a more generous provision has been proposed based on the new Class A floor space of 3,374m², which generates a requirement for a total of 29 cycle spaces: six long-term and 23 short-term. A secure store for seven cycles is proposed within the service area to the rear of unit SU012 and Sheffield stands for 30 bicycles are proposed within the square. Condition 27 would secure this provision.

Cycle storage for the dwellings

127. Minimum residential cycle storage requirements depend on dwelling type and size (MDDL P Appendix 2): the majority of the flats would have three or fewer habitable rooms and require secure, covered storage for one bicycle; Apartment 010 would have four habitable rooms and the four houses would have five habitable rooms each generating a requirement for storage for two bicycles i.e. 31 in total. However, given the sustainable location and lack of allocated car parking, it is important that measures to support sustainable travel are incorporated in the scheme and it would be desirable to exceed the minimum requirement. Furthermore, the applicant's stated intention is to seek two Code for Sustainable Homes (CfSH) credits for cycle storage, which would require one space for the one-bedroom flat and two each for all the other units i.e. 51 in total.
128. It is proposed to provide storage for two bicycles for each dwelling, including the refurbished flats which do not currently have any cycle storage i.e. 52 in total. For the four houses and flats 001-014 on Peach Street this would be in a private store within their garden or private terrace. The five flats on 1-5 Rose Street would share a store in the service yard at the rear of 1-5 Rose Street. Condition 27 will secure this provision.
129. Whilst, it is generally preferable for cycle storage to be at ground level, individual stores close to the dwelling offer better security and the lift has been specified to accommodate this use.

Archaeology

130. Core Strategy Policy CP3 establishes that development should not have a detrimental impact upon heritage assets. This is amplified by MDDL P Policy TB25 which requires developments in areas of high archaeological potential – which include the centre of Wokingham – to provide an assessment of the impact of the development upon archaeological remains and to secure preservation in situ or - where this is not practical - excavation, recording and archiving of remains.
131. The Cultural Heritage Baseline Assessment which accompanies the application provides desk based assessment of the archaeological and historical significance of the site and the potential impact of development upon it.
132. The site is located within the core of the medieval planned town of Wokingham, which dates from the thirteenth century, although it was developed on the site of an earlier settlement. Post-War redevelopment has resulted in the loss of medieval and post-medieval street frontages but there is potential for archaeological remains of regional importance to survive within the site. In particular disturbance in the Rose Street car park is probably limited to a depth of c.0.60m. The report concludes that the site has a medium to high potential for encountering medieval and post-medieval remains of moderate significance.

The desk study alone does not provide sufficient information to fully understand the presence, quality and significance of archaeological remains at the site and a Written Scheme of Investigation (WSI) has also been submitted, which sets out acceptable proposals for a field evaluation the site. This will provide a better understanding of the archaeological implications of the proposed development and inform decisions about conservation of archaeological remains. The Council's Archaeological Advisor recommended that a limited field evaluation should be undertaken prior to determination as part of a phased programme but, failing that the works could be secured by condition. The applicants raised concerns about the disruption that would be caused by carrying out these works while the site is still operational and, therefore, it is recommended that the evaluation is secured by Condition (Condition 36).

Ecology

133. Core Strategy Policies CP3 and CP7 and MDDL Policy TB23 establish that development should not have a detrimental impact upon important ecological features and any ecological impacts should be mitigated. Furthermore, development proposals should enhance or provide new biodiversity features: the applicant has indicated the intention to seek credits for ecological enhancements in their CfSH and BREEAM pre-assessments.
134. In this case there is an opportunity to incorporate swift nesting boxes in the scheme, in lieu of a contribution towards off-site mitigation. Subject to conditions to secure the nesting boxes and implementation of the measures outlined in the bat report (Condition 38) there are no ecological objections to the proposed development.

Thames Basin Heaths Special Protection Area

135. The Thames Basin Heaths Special Protection Area (SPA) was classified on 9 March 2005 under the European Birds Directive due to its importance for heathland bird species. Accordingly, under regulation 61 of the Conservation of Habitats and Species Regulations 2010, the Local Planning Authority must decide whether the project, alone or in combination with others, would be likely to have a significant effect upon the Special Protection Area.
136. Core Strategy Policy CP8 and paragraph 4.45, build on the Thames Basin Heaths Delivery Framework, establishing that new residential developments which result in a net gain of one or more dwellings within 5km of the SPA can have a significant impact upon its integrity. Developments of 50 dwellings, within 7km of the SPA can also have a significant effect.
137. The 5km boundary cuts through the application site: the 15 new flats adjacent to Peach Street fall within 5km as does the one flat that is to be lost. Therefore, the net gain within 5k of the SPA is 14 two-bedroom dwellings, the impact of which is proposed to be mitigated by a £35,590.80 (ring-fenced) contribution: £6,896.54 for Strategic Access Monitoring and Management (SAMM) and £28,694.26 towards provision of Suitable Alternative Natural Greenspace (SANG) at the Council operated SANG at Rooks Nest Wood (allocated under MDDL SAL05, see paragraph 158). The net gain on the remainder of the site - seven dwellings - would be below the 50 dwelling threshold so would not be deemed to have a

significant impact.

Flooding and Drainage Issues

138. Consistent with the NPPF, Core Strategy Policy CP1 and MDDL Policy CC09 require a sequential approach which directs development away from the areas at highest risk of flooding (from any source). Furthermore, development should avoid increasing and where possible reduce flood risk on the site and elsewhere.
139. Core Strategy Policy CP9 identifies Wokingham as a Major Development Location, capable of accommodating major new development, and MDDL Policy SAL08 allocates the site for mixed use development. Both Local Plan Documents were subject to a Strategic Flood Risk Assessment (FRA) and the site is located in flood zone 1, where the risk of flooding is low and all forms of development - including 'more vulnerable' residential uses and 'less vulnerable' town centre uses - are acceptable. Therefore, the sequential test does not need to be applied.
140. The Environment Agency pluvial flooding maps identify that there are small areas at the rear of the existing buildings which currently are at low risk of surface water flooding.
141. MDDL Policy CC10 requires surface water to be managed in a sustainable manner. For brownfield sites runoff rates should be reduced to as near to greenfield rates as possible. Sustainable Urban Drainage Systems (SUDS) should also be provided where practicable, with appropriate arrangements for adoption by the Council as the Lead Local Flood Authority). There should be no adverse impact on the public sewerage network when discharging to a public sewer.
142. The site area is over one hectare and, therefore, a FRA is required. The site is already largely hard surfaced with only small areas of amenity planting and the proposal would not increase the area of impermeable surfaces. It is drained by a combined system of drainage and foul sewer.
143. An attenuation tank is proposed beneath the central square and there may also be scope to incorporate SUDS solutions such as tree pits, rain gardens, water butts and tanked permeable paving into the design. The proposed surface water drainage systems would prevent flooding during a 1 in 30 year rainfall event and in addition, any flooding that occurred during a rainfall event up to and including 1 in 100 years (plus a 30% allowance for climate change) would be retained within the site.
144. Space constraints mean it would not be possible to accommodate a large enough tank on site for a 1 in 100 year event but it would be possible to restrict the existing run-off rate by 50%. This is an improvement on the existing situation and is acceptable subject to a condition requiring further details of the proposed drainage scheme to be approved and implemented (Condition 41).

Sustainable Design and Construction

145. Core Strategy Policy CP1 requires new 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 and CCP05 as well as the Council's Sustainable Design and Construction Supplementary Planning Document and accompanying Developers' Guide.

146. Policy CC04 establishes that new residential development should seek to achieve at least Code for Sustainable Homes Level 4 and requires all dwellings to meet the internal potable water consumption target of 105 litres or less per person per day. Non-residential developments of over 1,000m² should achieve the mandatory Building Research Establishment Assessment Method (BREEAM) requirement and meet or exceed statutory requirements for water resource management.
147. The application is supported by a Sustainability Statement and Code for Sustainable Homes (CfSH), BREEAM domestic refurbishment and BREEAM retail pre-assessments.
148. The CfSH pre-assessment indicates that 15 (68%) of the 22 new build dwellings could achieve Code 4. The remaining seven (flats 006-009 on Peach Street and 2a, 2b and 3 on Rose Street) will be able to achieve Code 3 but are unlikely to achieve Code 4 because they may not be able to meet all the requirements for Lifetime Homes, primarily due to access issues. Given the numerous objectives of this scheme this is considered an appropriate compromise. The four refurbished flats and the commercial premises will achieve BREEAM "Very Good".
149. The pre-assessments also indicate that all of the dwellings will achieve the internal potable water consumption target of 105 litres or less per person per day (Condition 40 refers).
150. Policy CC05 requires schemes for more than ten dwellings (gross) or non-residential proposals for more than 1,000m² floor space to achieve a 10% reduction in carbon emissions through renewable energy or low carbon technology. The submitted Energy Statement demonstrates that this can be achieved by a combination of energy efficiency and passive design measures plus on-site renewable energy technologies: Air Source Heat Pumps (ASHP) to meet the space heating and air conditioning needs of the commercial units and 232m² Photovoltaic panels (PVs) (slightly angled to allow for self-cleaning) to provide electricity for both the commercial and residential properties. PVs can be unobtrusively located, on flat roofs behind a parapet or screened by upper storey buildings (at the rear of units SU010 and above units SU014-SU016), as identified on Drawing No BNY-PD-08-GP-3001 Rev A10. (Condition 41 refers.)

Affordable housing

151. Core Strategy Policy CP5 establishes that, subject to viability, developments of at least five dwellings (net) or on sites of at least 0.16 hectares (net) should provide up to 50% affordable housing. The policy also establishes triggers and minimum requirements depending on the location and whether the land was previously developed. In this case the proposal relates to previously developed land in the Major Development Location of Wokingham and the net gain and site area (21 dwellings on a 1.09 hectare site) exceed the 15 dwellings (net)/ 0.5 hectares threshold, so the policy requirement is for 30% affordable housing. This equates to 6.3 dwellings.

152. The Affordable Housing Group (a Member/Officer reference group) took the view that on-site provision would not be feasible in this case due to high rents (including service charges), lack of car parking and the town centre being an unsuitable location for vulnerable residents. Hence, a commuted sum of £637,000 (index-linked) towards off-site provision was sought.
153. The requirement to provide affordable housing is subject to viability and it has been demonstrated (see paragraph 157) that the full package of infrastructure impact mitigation cannot be delivered without prejudicing delivery of the development, which is itself a Development Plan objective. The Sustainable Communities Infrastructure Working Group (a Member/Officer reference Group) considered how the funding available should be prioritised: since the primary aim of the proposal is regeneration of the town centre, the priority is environmental improvements which directly support this aim. Hence, in this case, no affordable housing is to be delivered – either on or off-site.

Infrastructure Impact Mitigation

154. Core Strategy policy CP4 requires that infrastructure, services, community and other facilities are improved to meet the requirements of new development, taking into account cumulative impact. Where development gives rise to the need to provide new or improved services, this will be secured by planning obligation or condition as appropriate. These requirements are amplified by Policy CP3 g) and MDDL Policy TB08 in terms of open space provision, Section 13.7 of the Wokingham Town Centre Masterplan SPD and the Council's Planning Advice Note. However, viability is also a consideration and the NPPF emphasises that development should be deliverable.
155. The proposal would result in a net gain of 1,221m² commercial floor space and 21 dwellings. Subject to viability, the Local Planning Authority would normally seek to secure a package of a similar value to other strategic sites: around £28k per dwelling plus affordable housing i.e. c£588k based on a net gain of 21 dwellings plus a commuted sum of £637,000 for affordable housing (see paragraph 152 above) bringing the total package to £1.225 million.
156. However, the costs of delivering the redevelopment of a town centre site are considerable and it is unlikely that regeneration of the Peach Place site would be viable under normal circumstances (as demonstrated by the failure of three previous applications for comprehensive redevelopment of the site to come to fruition). It is for this reason that the Council has taken a lead in land assembly and delivering the regeneration of Peach Place.
157. The application was accompanied by a financial appraisal which has been reviewed by an independent financial advisor, acting on behalf of the Local Planning Authority. The appraisal was based on an assumption of the scheme achieving a return of only 5%, rather than the generally accepted developer's profit of around 18-20%. This was a decision taken by the Wokingham Town Centre Development Board in order to bring forward the development, which would not have been deliverable otherwise but will contribute significantly towards achieving the Council's wider aim of rejuvenating the town centre. The Town Centre Development Board and the Town Centre Coordination Board jointly agreed that any return over and above the 5% level would be used to mitigate the impact of

the development.

158. The financial appraisal established that the amount available for infrastructure impact mitigation would be in the vicinity of £325,000 (plus around £36,000 towards mitigation of the impact of new residential development on the Special Protection Area, ring-fenced as failure to mitigate this would be fatal to the application). The Sustainable Communities Infrastructure Working Group (a Member/Officer Reference Group) has considered prioritisation of the available funding as follows (the first three items having been calculated on the basis of the net gain of the net gain of 17 two-bedroom and four three-bedroom dwellings):

Infrastructure	Contribution
Access and Movement (My Journey sustainable travel)	£9,450
Mainstream Primary Education	£82,106
Primary Special Educational Needs	£19,532
Mainstream Secondary Education	£13,188
Secondary Special Educational Needs	£2,084
Post -16	£3,260
Total Education	£120,170
Suitable Alternative Natural Greenspace (SANG)	£6,897
Strategic Access Monitoring and Management (SAMM)	£28,694
Mitigation of the impact upon SPA (ring-fenced contribution)	£35,590
Environmental Improvements in the Town Centre	c £192,790
TOTAL	c £358,000

159. However, there are a number of variables which will not be confirmed until later in the application process which could result in the overall value of the package going either up or down. Due to the level of uncertainty over the final costs, the recommendation is that the approach to calculating the value of the package be agreed at this stage, together with trigger points for review of the package and to make payments. The first review would be three months prior to commencement, at which stage it will be possible to establish the overall value of the package will be with more certainty. The second review would be at practical completion, at which stage it is anticipated the major proportion of the payments would be made. The final review would be two years after practical completion, when the final payment would be made. This approach would assist with the cash flow of a project which would not be viable in normal circumstances. It also maximises the amount available for impact mitigation whilst avoiding the risk of the Council (as developer) failing to meet the 5% return on scheme costs threshold set by the Town Centre Development Board.
160. As the Council is both one of the applicants and the regulatory authority, it is not possible to enter into a S106 legal agreement in the usual way and, as an alternative mechanism for securing the funds, on 14 January 2015 the Executive agreed the principle of the release of monies: an updated scheme viability

appraisal is to be reported back to the Executive in advance of the first payment.

Economy

161. Using Homes and Communities Agency (HCA) guidance, the applicants have estimated that the proposed development is expected to generate about 107 new jobs, adding approximately £4,639,000 per annum to the local economy (retail employment densities are dependent more on turnover than floor area and are likely to be significantly higher in the new development than is currently the case with older properties, occupied largely by start-up businesses. In addition it is estimated that 44 construction jobs per annum will be generated during the 18-24 month construction period. New residents' expenditure will also add approximately £642,127 per annum to the local economy.
162. MDDL Policy TB12 expects major development proposals to be accompanied by an Employment and Skills plan to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. Condition 43 refers.

CONCLUSION

The proposal will deliver the next step in the regeneration of the town centre, replacing or refurbishing existing poor quality buildings and providing a mix of town centre uses, including a new public square, to support a vibrant town centre. It is consistent with Development Plan Policy and the guidance in the Wokingham Town Centre Masterplan SPD, which seek to secure the growth and renaissance of Wokingham the town centre and can be supported.

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