

Agenda Item 18.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
170618	EXT	Wokingham	Emmbrook / Norreys	Major

Applicant	Linden Homes
Location	Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham
Proposal	Reserved Matters application pursuant to Outline planning consent O/2014/2242 (outline consent for approximately 760 dwellings and associated infrastructure) for Phase 3 of the development comprising 74 dwellings, associated amenity space, access, garaging and parking, internal roads, pathways, drainage and associated landscaping and provision of a section of the streamside recreational park. Appearance, landscaping, layout and scale to be considered.
Type	Reserved Matters for Major Application
PS Category	1
Officer	Sophie Morris

FOR CONSIDERATION BY Planning Committee on 12th July 2017
REPORT PREPARED BY Delivery Programme Director

SUMMARY

The application relates to the Matthewsgreen Farm development site; a site comprising 34 hectares in total and situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The application site sits within the development Plan allocated North Wokingham Strategic Development Location (SDL).

Outline planning permission for approximately 760 dwellings, a primary school, a neighbourhood centre, community facilities, a section of the Northern Distributor Road and associated works including open space was granted under planning application O/2014/2242 in March 2015. At the time, it determined the planning application, WBC accepted and established the principle and quantum of development on the site. WBC has already approved Reserved Matters for 255 of the 760 dwellings (phases 1, 2a and 2b) and for the Northern Distributor Road (NDR) running through the site.

The current application is a reserved matters application submitted pursuant to the original outline consent for phase 3 of the development comprising 74 dwellings. This is reduced from the original submission of 93 units. The purpose of this application is to provide further detail in respect of the layout, scale, appearance, landscaping and access. It should be noted that the application site has been revised to exclude the eastern parcel of the site, which is the area surrounding the proposed local neighbourhood centre. Officers consider it is necessary to do this to ensure that the development does not prejudice the centre from coming forward.

The development is well designed having regard to the constraints and requirements of the site. It would not cause detrimental impact upon either the character of the area or the amenity of existing residents beyond which was considered acceptable at the outline stage. The proposal would also provide for an adequate level of amenity for the future occupants of the dwellings without detrimental impact on ecology, flood risk, traffic and highway safety.

The reserved matters are similar to the Phase 2b scheme, and do not substantially deviate from the principles and parameters established by the outline planning permission and the Council's adopted policies and guidance in terms of scale, design and appearance. The development would provide high quality development with appropriate levels of parking and amenity for future occupiers of the development. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

PLANNING STATUS

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

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

Plans

1. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.
Plan numbers being finalised to be included on Members Update
Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Cycle Parking

2. No dwelling house shall be occupied until the cycle parking serving it has been provided in accordance with the details of such hereby approved. The cycle parking shall be thereafter permanently retained.
Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Highways

3. Notwithstanding the approved plans, the primary access roads from the NDR

serving the development hereby approved shall be constructed with a minimum carriageway width of 5m, unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6.

4. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it, including the unallocated spaces, have been provided in accordance with the plans hereby approved. The vehicle parking and turning spaces shall be retained and maintained in accordance with the approved details and the parking spaces shall remain available for the parking of vehicles at all times and the turning spaces shall not be used for any other purpose other than vehicle turning.

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

5. Prior to commencement of development, a revised car parking layout shall be submitted to and approved in writing by the Local Planning Authority. The approved car parking layout, including any garages, visitor and unallocated parking bays must be constructed in accordance with approved plans and retained for such purposes thereafter.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Highway adoption plan

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

Reason: To ensure that the estate is constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Visibility splays

7. Prior to the commencement of the development, there shall be submitted to and approved in writing by the Local Planning Authority, details of the proposed visibility splays for all vehicular accesses, pedestrian accesses, driveways and cycleways. The visibility splays 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.

Highway construction details

8. Prior to the commencement of development, full details of the construction of roads and footways, including phasing, levels, widths, construction materials, depths of construction, surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The roads and footways shall be constructed in accordance with the approved details and relevant phases to road base level before the development of the relevant phase is occupied and the final wearing course will be provided within 3 months of occupation of that phase, unless otherwise agreed in writing by the local planning authority.

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

9. Prior to occupation of the development hereby approved, full details of the construction of 'Road 24', including levels, widths, construction materials, depths of construction, surface water drainage, shall be submitted to and approved in writing by the Local Planning Authority. The road shall be constructed in accordance with the approved details and to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

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

Sustainability

10. The water butts as detailed within the submitted '200 litre Water Butt Specification' dated August 2016 and space for composting serving the dwellings, as detailed in Section 8 of the submitted Design Report (Dated February 2017), shall be provided prior to the occupation of the relevant dwelling.

Reason: To reduce refuse and enable the efficient use of water in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04.

11. The measures to reduce water consumption hereby approved, as set out in the Sustainability Statement (Linden, February 2017), shall be implemented in accordance with the approved details before first occupation of the relevant building.

Reason: To reduce water consumption accordance with Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04.

12. The internal and external spaces for the storage of refuse and recyclable materials for the dwellings hereby approved shall be provided prior to occupation of the relevant building and retained thereafter.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October

2011).

Informatives

1. This permission should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.
2. You are informed that this permission here relates only to the Reserved Matters submitted pursuant to condition 2 of the Outline Permission. It does not convey any written approval from the Local Planning Authority as may be required for any other of the conditions of the outline permission; details for which shall need to be submitted separately to and approved in writing by the Local Planning Authority.
3. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
4. The applicant is informed that parking will need to be restricted along the main routes (Northern Distributor Road and bus route) and on turning heads.
5. Work on Highway - The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. Mud on Road - Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
7. Highway Adoption - If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
8. Highway Management - Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
9. Utilities - Any works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189

746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

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

11. You are advised that the permitted development rights of the properties hereby approved have been restricted by condition 7 and 30 of the outline permission.

RELEVANT PLANNING HISTORY

O/2014/2242: Outline application for a phased development of up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/ attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road (Matters reserved – layout, landscaping, scale, appearance) - Approved March 2015.

150093: Reserved Matters for Phase 1 (100 units) - Approved Oct 2015

152649: Reserved Matters for NDR – Approved March 2016

160765: Reserved Matters for Phase 2a (82 units) – Approved July 2016

162140: Reserved Matters for Phase 2b (73 dwellings) – Approved November 2016

F/2014/1216: Old Forest Road SANG – approved September 2014

SUMMARY INFORMATION

RM Site Area	2.78 ha
Existing units	None
Proposed units	74
Number of bedrooms per unit	3 x 1bed; 12 x 2bed; 29 x 3bed; 28 x 4bed; 2 x 5bed
Proposed density - dwellings/hectare	27dph (32dph on 'developable area' excluding open space)
Number of affordable units proposed	0 (0%)
Public Open Space proposed	0.5ha
Proposed parking spaces	168 – 2.3 per dwelling

CONSULTATION RESPONSES

WBC Waste Services	No objection
WBC Highways	No objection
WBC Environmental Health	No comment
WBC Drainage	No objection

WBC Public Rights of Way	No comment
WBC Landscape Architect	No objection
WBC Affordable Housing	No objection
Berkshire Archaeology	No response. However, response to Phase 2b stated that no further archaeological work is required with the Phase 3 area.
Thames Water	No objection
SGN	No comments received
Berks, Bucks and Oxon	No comments received
Wildlife Trust	

LOCAL REPRESENTATIONS

Letters of notification were sent out to 138 neighbouring property addresses. The application was also advertised by way of site notice and press advert.

Responses

Local Residents

One representation has been received in response to the application consultation. It raises concerns about the loss of trees on the site and the need for a programme of replacements.[See paragraphs 38-40]

Wokingham Town Council Comments (see appendix for full comments) [Officer comment in square brackets]:

- Welcome the provision of footways adjacent to most of the roadways in the development;
- The three storey blocks of apartments and (in particular Block B) are of an inappropriate scale and mass compared to the surrounding buildings. The roof space gives the appearance of at least a 4 storey building making the apartments overpowering and out of proportion; [three storey elements were agreed as part of outline parameters; see paragraphs 18 -23 of report]
- The rear elevation of Block B is immensely dominating having a huge area of blank wall with no windows; [design and appearance not considered unacceptable; see paras 24-26]
- This development does not provide the required level of affordable housing;[see paragraphs 29-32 regarding affordable housing]
- Cramped parking spaces between the flank walls of the properties; [these spaces are in accordance with standards and similar in width to those within garages]
- The central area of the site appears to have little visitor/unallocated parking; and
- The road widths are inadequate.[the road widths are acceptable – the distribution of parking spaces has been amended since the original submission and there are enough spaces serving individual roads and clusters of dwellings]

Emmbrook Residents' Association comments [Officer comment in brackets]:

- Noise - this development will be impacted by noise from the NDR and the business estate on its northwest boundary. [Noise mitigation for the dwellings will be detailed, considered and implemented pursuant to condition 51 of the outline consent and does not require further consideration under this Reserved Matters application].
- Layout - The layout results in a development dominated by built form and hard landscaping, which has an adverse impact on the area available for both private and communal amenity space within the built area. This is shown by the irregular

shape of some of the gardens which renders some of their areas of very little use; examples here are plots 83, 92, 117, 133 and 157. [See design section of the assessment.

- Inappropriate and insufficient amenity space for the apartments.[See paragraph 35 of the report]
- Whilst the parking complies with standards, there is a need for deviation from the guidance to increase numbers. [The application complies with current parking standards and there is no reason to require additional provision in the circumstance].

PLANNING POLICY

National Planning Policy Framework (NPPF)

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

Managing Development Delivery Development Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL05.
Appendix 2 (Car Parking Standards).

North Wokingham Strategic Development Location SPD adopted October 2011.
Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.
Affordable Housing SPD adopted June 2011.
Sustainable Design and Construction SPD adopted 2010

Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012
Affordable Housing SPD adopted June 2011.

PLANNING ISSUES

Application Site

1. The application site forms part of the Matthewsgreen Farm development site, which itself forms part of a larger area designated under the Wokingham Borough Core Strategy as the North Wokingham Strategic Development Location (SDL). The Matthewsgreen Farm site comprises approximately 34 hectares in total and is situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The site is bounded to the south by Matthewsgreen Road, by Toutley Road to the west, by Twyford Road to the east, and by the Ashridge Stream watercourse to the north.
2. The site previously comprised mainly agricultural land, consisting of open fields, ditches, hedgerows and a mixture of trees in terms of age and type. There is also a small existing commercial operation located towards the southern boundary along Matthewsgreen Road.
3. Outline planning permission for the phased delivery of the Matthewsgreen Farm development (for approximately 760 dwellings and associated infrastructure) has

previously been granted under application O/2014/2242. Reserved Matters planning permission has subsequently been granted for phases 1, 2a and 2b and for the NDR. Development is progressing apace and Phase 1 now has around 30 occupations. The development is also served by a SANG provided to the northern side of Old Forest Road which was granted full planning permission in 2014 and is now open to the public.

Application Proposals

4. Reserved Matters planning permission is sought for phase 3 of the development; which is located towards the north west of the development, in between phase 2b (on Toutley Road) and the proposed location of the local centre and primary school. This application is for 74 dwellings with access from the Northern Distributor Road (NDR), incorporating associated internal access roads, parking, landscaping and open space, footpaths and Sustainable Urban Drainage (SuDS).
5. The proposal has been amended since the original submission, which involves a reduction in the extent of the red line boundary of the site. The red line boundary originally included land extending up to Road 24 in the north east corner of the site as well as further along the NDR boundary to the south east of the site. However, the neighbourhood centre for the development will adjoin the Phase 3 boundary to the east, and has not as yet been submitted for reserved matters approval. Therefore, in order to ensure that the residential layout for Phase 3 does not prejudice the viability of the neighbourhood centre or the level of associated serving/parking, the immediately adjoining land which is located within the Phase 3 development area, has been removed from the current proposals. Accordingly, the number of units proposed has been reduced from 93 to 74. The area which has been removed from the current proposals included 19 dwellings, 6 of which are affordable housing units. This is discussed in more detail in paragraphs 29 to 32.
6. This RMA seeks approval of appearance, landscape, layout and scale in accordance with Condition 2 from the outline permission. The site access from the NDR has been approved in association with the now part implemented Reserved Matters consent for the NDR.
7. A variety of housing typologies are proposed, but are predominantly semi-detached and detached houses, as well as two three-storey apartment buildings. The buildings would range from 1 to 3 storeys.

Principle of development

8. The principle of development has been established by outline planning permission ref: O/2014/2242 and forms part of the 1,500 houses allocated within North Wokingham (Core Strategy Policy CP20).
9. The outline consent was subject to an Infrastructure Delivery Plan and s106 legal agreement, which secured the coordinated delivery of the infrastructure necessary to support the SDL wide development. This included requirements for on-site provision (affordable housing, the NDR, the primary school, the community centre, the local centre and the open spaces) together with contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services. The Old Forest Road SANG, approved under application F/2014/1216,

has been constructed to serve the recreation requirements of the development and thus mitigate its impact upon the Thames Basin Special Protection Area. The SANG is now open.

10. Whilst detailed matters of layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning consent establishes the broad parameters within which those matters need to be worked up in detail for the purposes of the Reserved Matters application submissions. It is important to note however that the parameter plans do not absolutely 'fix' matters of detailed design and that deviations from those plans may be accepted under the Reserved Matters applications where the deviations do not substantially alter the original planning permission approved and where the impacts do not result in significant harm to the local area.

Reserved Matters - Detailed Design

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

Layout

12. The layout has not deviated significantly from the indicative masterplan provided at the time of the outline planning application. As explained within paragraph 5 above, the site area has been reduced, and consequently the total number of dwellings for this parcel has reduced from 93 to 74. This revision excludes the eastern parcel of the site, which is the area surrounding the proposed local neighbourhood centre. Officers consider it is necessary to do this to ensure that the development does not prejudice the centre from coming forward. However, the overall layout remains premised around the delivery of green space to the north and the retention of the most valuable landscaping of the existing site, including trees and hedgerows.
13. The indicative masterplan included with the outline planning permission did show a green openspace running through the centre of the site linking the NDR to the new green space to the north of the site. This green space has been relocated across to the north western boundary of the site within the current layout; adjacent to the retained tree/hedge corridor that will separate Phases 2b and 3. The revisions have a number of benefits, including the removal of a road crossing through the open space, the creation of a unifying green corridor between phases 2b and 3, and the widening of the ecological corridor provided by the retained tree/hedge corridor. Furthermore, the new location of this open space will be pedestrian friendly and provide a clear green vista from the NDR junction with Toutley Road to the green space to the north of the development. Whilst this layout will result in the loss of 2 TPO trees currently situated on the site, suitable replacements are proposed in the newly created green public open space. The approval of the exact details of these replacements will be secured through the detailed landscaping conditions submission.
14. The main access route through the site will be from the approved access off the NDR located at the south western side of the site and runs up through the site to the

public open space in the north of the site. Smaller access roads then radiate from the main route and serve clusters of buildings. Two further secondary accesses will also serve the site, one from further along the NDR to the east, and also from Road 24. Road 24 is being designed and delivered by Bovis, and whilst it is shown on the layout for this reserved matters application, its detailed design does not form part of this application.

15. Buildings front onto the NDR, both sides of the access routes, and also onto the green spaces to the north and western boundaries of the site to provide natural surveillance and discourage anti-social behaviour. Key buildings are also provided at junctions to improve legibility, including the three storey flats which are located on either side of the main road access into the development parcel.
16. Car parking strategies have been provided via the use of both on plot and on street parking provisions. Parking courts have also been provided for the two apartment blocks to accommodate WBC's parking standards. These will be overlooked by the apartments, which again will help to provide natural surveillance.
17. The proposed layout works with the contours of the land and accommodates the drainage requirements of the site.

Scale

18. The scale of development broadly follows the parameter plans that were considered and approved under the outline planning permission.
19. In this regard it is important to note that the parameter plans listed against the outline permission did not absolutely fix the scale of development coming forward via the Reserved Matters application. Scale was one of the matters reserved under the outline application and therefore is to be assessed at this stage where greater detail is submitted. It should be noted that condition 1 (which listed the heights parameter plan) allowed flexibility for this. Agreement in writing is effectively being sought here via this Reserved Matters application.
20. It is also important to note that the outline parameters plan did identify that three-storey development was acceptable in this parcel and specifically on the NDR where an area was shown along the frontage onto the NDR. The NWSDL SPD also identifies that adjacent to the Primary Street (the NDR) buildings should create well enclosed streets and spaces with a more 'urban' feel and that taller properties can be justified where appropriate. Moreover three storey buildings are generally accepted and found along the main distributor roads within the SDL's, as is evident elsewhere within North Wokingham at Kentwood Farm (Mulberry Grove) and also at South Wokingham. Three storey buildings have also been approved along parts of the NDR within Phases 2a and 2b of the wider Matthewsgreen development.
21. The two apartment blocks within Phase 3 are three storeys in height, and similar in scale/bulk and appearance to the apartment blocks approved on the adjacent Phase 2b site. Whilst the position of Block A fronting the NDR is located in an area identified for 2 storeys on the outline heights parameter plan, it is nonetheless considered acceptable in the proposed location. This takes into account its setting in the context of the open space to the north and its proximity to other buildings within the remainder of Phase 3. The second apartment Block B is located in an

area identified for three storeys within the outline application. Wokingham Town Council (WTC) considers that in particular Block B, is of an inappropriate scale and mass. However, the proposed designs of both of the apartment blocks follow that of the approved blocks in Phase 2b. The second floor windows in block B are dormers set within the eaves of the roofslope which serves to reduce the overall perceived height of the building. The two apartment blocks will be located on either side of the main access into the site, and are considered to be appropriately set back from the NDR and away from the other residential dwellings on the site so as not to appear as dominant and overbearing buildings.

22. Some of the houses fronting the NDR are three storeys, which accords with the outline heights parameter plan, although it is noted that the third floor accommodation of these dwellings is achieved by using dormer windows set within the roofslope, which therefore reduces their overall perceived height. Although there are four other three storey properties located further within the site, the second floor accommodation is again designed so that the perceived height of the properties are more like 2 to 2 1/2 storeys. Furthermore, the scale of such properties are not considered to be detrimental to the overall layout and scale of the development or result in wider 'landscape impacts' beyond those that were considered at the time of the outline consent
23. For the reasons set out above, the scale of the buildings within this phase, including the increases in height from those shown on the outline parameter plans are considered acceptable.

Appearance

24. There is a variety of housing typologies proposed including semi-detached and detached houses, and two apartment buildings. The design vernacular follows that used for the adjacent Phase 2b; which is being constructed by the same developer (Linden). The buildings are traditional and incorporate forms and detailing consistent with the local vernacular. In this respect, it pays particular regard to the illustrative street scenes contained within the Design and Access statement that accompanied the outline planning permission.
25. The palette of materials comprises red multi bricks, white and off-white render, vertical tile hanging (including rows of club tiles), red roof tiling, Edwardian and horizontal bar style casement windows, and gable style and lean to porches.
26. The range of housing types and styles ensures that there is diversity in the built form and a range of housing for future occupants. The diversity in terms of the style of the dwellings is achieved through the detailing such as heights, design and roof form. This will help to provide a clear and legible neighbourhood. Wokingham Town Council considers that that the rear elevation of Block B is dominating with a large area of blank wall with no windows. Whilst there is a section of the rear elevation of Block B which has no windows on the first and second floor levels, this area is not considered excessive and does not have a detrimental impact upon the overall design and appearance of the building. As discussed in paragraph 21, the scale of this Block is also considered acceptable. The overall proposed design, scale and appearance is considered good quality and reflects that already approved on Phase 2b.

Affordable Housing, Dwelling Mix and Standard of Accommodation

27. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The mix of dwellings proposed is as follows:

Proposed Housing Mix

	Market	Affordable	Total
1 bed flat	3	-	3
2 bed flat	12	-	12
2 bed house	-	-	-
3 bed house	29	-	29
4 bed house	28	-	28
5 bed house	2	-	2
Totals	74	0	74

28. The affordable housing delivery requirements of the development were established at the time of the outline planning permission. The outline application requires 35% affordable provision across the site as a whole, comprising either 22% provision on site and a commuted sum towards off-site provision (if the assisted living/older person units are not provided) or a 30% on site provision and a lesser commuted sum if the assisted living units are provided. The Council has elected for the assisted living units to be provided, and as such, the on-site affordable housing requirement across the entire site is 30%.

29. The original submission for Phase 3 of the development included the provision of 6 affordable housing units located on the eastern side of the site, next to the local neighbourhood centre. However as advised above this part of the parcel has been reserved for the current time.

30. Once the reserved units for Phase 3 are brought forward, and also taking account of the 60 assisted living affordable units, the remaining on-site requirement to achieve the site-wide 30% affordable housing will be 100 units (or 28%) out of a remaining 352 to be approved through reserved matters submissions. Officers are satisfied that the site wide on-site affordable housing requirement can be satisfactorily achieved and will not be prejudiced through the approval of the Phase 3 proposals.

Borough Design and Space Standards

31. All of the dwellings exceed the minimum internal floor space requirement as set out in the National Space Standards. The Emmbrook Residents' Association (ERA) consultation response commented upon the living areas provided in some of the dwellings as being inadequate for the bed spaces/number of persons the dwellings are designed to accommodate. However, the National Space Standards only stipulate a minimum total gross internal floor area in relation to the number of proposed bedrooms and bed spaces provided, against which all of the units comply. In addition, the dwellings are required to be constructed to achieve appropriate internal ambient noise levels, which will be assessed under a separate conditions application pursuant to condition 51 of the outline consent.

32. The Borough Design Guide sets a minimum garden depth of 11m. The proposed layout complies with these requirements with all houses meeting or exceeding the

minimum threshold with the exception of 3 units, where the garden depths are marginally less, one being 10m and the other two at 10.9m. It is noted that the ERA commented on the layout and irregular shapes of some of the gardens. However, Officers consider the overall size and usability of these gardens to be acceptable when their overall layout is taken into consideration. It should also be noted that it is difficult to ensure all properties on large scale sites are fully in accordance with standards and in this instance, the units in question are private and therefore prospective buyers have the choice of purchase or not. In addition, permitted development rights of the properties have been removed by conditions 7 and 30 of the outline permission so as to restrict unacceptable encroachment into these important garden spaces.

33. The ERA also raised concern in relation to the external amenity space for the apartment blocks. However, all the upper floor flats would have private balconies which are large enough to accommodate a small table and chairs, which will offer private amenity space to these residents, while the units located at ground level would have a designated area of defensible space. The residents of these units will also benefit from access to the wider open spaces within the development, as well as the nearby SANG. It is therefore considered that the general residential amenities of the occupiers of these units would be acceptable.
34. The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the proposed layout complies with this guidance. The properties would also each have direct rear garden access.
35. It is therefore considered the development will provide good levels of amenity for future occupants, along with a good mix, balance and quality of dwelling types, tenures and sizes so that a wide range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community. The development is therefore considered to accord with the relevant policies of the development plan in this regard.

Landscaping

36. The development will be set within the context of a series of landscaping proposals across the site. There is an existing line of trees and hedgerow running along the north west boundary of the site that separates Phase 2b from Phase 3. This will be retained with the proposals and will form the backdrop to an area of open space which will link up with the open space at the north of the site. This large area to the north of the site is to be landscaped as public open space in accordance with the parameters secured under the outline consent.
37. The landscaped areas within the remainder of the site comprise the planting for the immediate setting of the housing which will include sections of hedge or blocks of shrubs within front gardens to run parallel with the highway/footway. This will help create a sense of enclosure and creating a green corridor along the access roads. Street trees are also proposed at intervals along the access roads, within some rear gardens and within the parking courtyards. This approach is considered acceptable as it is important in terms of not only breaking down the hard landscaped appearance of the roads but also in creating a pleasant residential environment for future residents. These measures, together with the proposed boundary treatments,

will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. The landscaping provisions add significant quality to the residential environment.

38. The consultation letter received from a neighbouring resident raised concern in relation to the loss of the two Oak trees on the site as a result of the development. However, two replacement Oak trees are proposed, which will be located within the open space between Phases 2b and 3. Officers consider this to be an acceptable mitigation measure to compensate for the loss of the existing trees. Details of the proposed tree replacements will be secured under the detailed landscaping condition submission.
39. Further consideration of the wider landscaping details will also be included within the detailed landscaping condition submission as required under condition 14 of the outline permission.
40. The open space within the development, including the dry attenuation basin, will be delivered before first occupation of the phase and maintained thereafter for a year by the developer before being transferred (with maintenance contribution) to Wokingham Borough Council. This arrangement is set out within the S106 agreement of the outline planning permission.

Neighbouring Residential Amenity

41. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
42. All dwellings on the site are sufficiently distant from all neighbouring properties, including those approved on Phase 2b and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy.
43. Noise, disturbance and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent; which require the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.

Ecology and Biodiversity

44. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.
45. The Reserved Matters development follows the principles of ecological protection for this parcel established under the indicative plans and strategies of the outline consent and, subject to the implementation of the various strategies, there would be no significant impact upon ecology. Detailed matters of such will be agreed and

formally secured pursuant to the relevant conditions of the outline consent.

Transport, Highways and Parking

46. The routes within the site will have a clear hierarchy. The NDR provides the primary street through the wider Matthewsgreen development, from which 5m wide secondary access streets would serve the Phase 3 site. Smaller access roads then radiate from the main internal routes to serve clusters of buildings. All roads are designed in accordance with Manual for Streets.

47. In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, the development will incorporate parking in line with the Council's standards, as follows:

Type	No. spaces	Ratio (74 dwellings)
1. Allocated (excluding garages)	133	1.8
2. Unallocated	23	0.3
3. Visitor	12	0.7
Total Allocated + Unallocated + Visitor	168	2.3
4. Garages	53	
Total Allocated + Unallocated + Visitor + 0.5*Garages	194.5	2.6

48. Allocated parking is proposed on the site by a combination of on-plot parking (drives and garages), formally marked-out parking bays within the public realm areas and communal parking areas serving the flats. On-street parking will also be incorporated as a means of managing the flow of traffic and vehicle speeds. The on-street parking will be managed in accordance with details that will need to be submitted to and approved in writing by the LPA pursuant to condition 29 of the outline consent. The ERA consider that although the proposal meets WBC parking standards, an increase in parking provision for the apartment blocks should be provided. However, the parking standards are based upon census data for tenure/dwelling size and type, and car ownership details. There is therefore no justified basis upon which to require additional parking over and above the Council's adopted Standards.

49. Both the ERA and Wokingham Town Council have commented upon the parking provision in respect of some of the parking spaces between buildings being too small/cramped. However, Highway officers have reviewed the submission, and where such spaces are shown as being less than 3m wide wall to wall, revisions have been requested and provided accordingly. Given that internal garage dimensions are required to be 3m wall to wall, these spaces are in accordance with WBC standards and there would be no justification to require wider dimensions than this externally. The revised layout is now considered to be acceptable in this regard.

50. Where communal parking is proposed for the apartment blocks, these would be overlooked by dwelling units which offer security. These are necessary to accommodate the level of development and parking required within the development and, as such, the communal parking areas are considered acceptable.

51. Refuse bins for the two apartment blocks are located within designated stores within

the car parks. These are located close to the entrance of the car parks, for ease of collection for refuse vehicles. WBC's refuse team no longer favour designated collection points within developments. Tracking information has been provided to demonstrate a refuse vehicle will be able to collect waste from the development in accordance with WBC guidance.

52. Condition 27 of the outline planning consent requires the provision of cycle storage in line with the Council's standards; as currently set out in MDDL Appendix 2. The requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings. For the houses it is proposed that cycle parking is provided on site within either garages or sheds. Cycle parking for the apartments will be within designated cycle sheds, which are located close to the entrance of the buildings. All dwellings have been provided with sufficient space for cycle storage / parking in accordance with the above requirements.
53. Permeability across the site is good with pedestrian routes linking the development to the surrounding parcels, open space and wider local areas.

Flooding and Drainage

54. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by managing surface water in a sustainable manner.
55. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and attenuation basins, before being discharged at the greenfield run-off rate to the watercourses along the boundaries of the site. Sufficient evidence, including micro drainage calculations, have been provided and demonstrate that the surface water run-off generated up to and including the 1 in 100 year storm event (plus an allowance for climate change) will be accommodated on site so that it will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The development therefore will not exacerbate flood risk over its lifetime. WBC's Flood Risk and Drainage Advisor has reviewed the drainage strategy for the site and is satisfied with the details. The drainage strategy, whilst submitted to support the Reserved Matters Application, will in due course need to be formally agreed under separate application pursuant to the outline conditions.

Land Contamination

56. The site was agricultural in use and low risk in terms of land contamination. Matters of contamination will be considered and mitigated pursuant to the requirements of conditions 25 and 26 of the outline permission and do not need further consideration under this Reserved Matters Planning Application.

Sustainable Design and Construction

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

(May 2010) also emphasise this.

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

Heritage Assets

59. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings. There are no designated or undesignated heritage assets within the site. Furthermore, it was established at the outline application stage that the development, subject to the land use distribution and height parameters approved at that time and brought forward here, would not have a detrimental impact upon the special interest or setting of any neighbouring Listed Buildings and Conservation Areas. There is nothing within the current plans that would alter that conclusion.

60. In terms of archaeology, results of archaeological trial trenching do not highlight any areas of archaeological potential in relation to the area included within phase 3. WBC Officers therefore accept Berkshire Archaeology's advice that no further archaeological work is required with the Phase 3 area.

CONCLUSION

The reserved matters do not substantially deviate from the principles and parameters established by the outline planning permission. This is a sustainable development that offers substantial public benefit in meeting the housing needs of the community and delivering on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and adopted policies and standards and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

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