

Agenda Item 62.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
172331	EXT	Wokingham	Emmbrook / Norreys	Major

Applicant WBC
Location Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham
Proposal Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of a new Community, Primary and Nursery school building with associated access off Road 24, parking and landscaping including the provision of playing fields and hard court play area. 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 13th December 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).

The principal of the development was established under 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 329 of the 760 dwellings (phases 1, 2a, 2b, the majority of phase 3) and for the Northern Distributor Road (NDR) running through the site. It should be noted that the residential development only requires one form of entry. However, the Council has taken the decision to future proof new schools so they can be expanded to two forms of entry if required.

The current application is a reserved matters application submitted pursuant to the original outline consent for the primary school/community centre phase of the development and comprises a phased two-form entry primary school, with a 26 place nursery and local community centre. The purpose of this application is to provide further detail in respect of the appearance, landscaping, layout and scale.

The development is considered to be 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 also provides a good layout for the future users of both the school and community facility without detrimental impact on ecology, flood risk, traffic and highway safety. To ensure the most efficient use of the site, the

community building and school form one building and car parking on the site will serve school, community centre and the neighbourhood centre. The school has also been designed in accordance with best practice wherever possible and national standards for schools, this includes consideration against issues of noise and air quality.

This is a sustainable development that offers substantial public benefit in meeting the 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:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242 dated 02/04/15 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Plans

2. 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.

5147552-ATK-EXT-ZZ-DR-L-0002 Rev P06 - Phase 1 External Arrangement
5147552-ATK-EXT-ZZ-DR-L-0001 Rev P08 - External General Arrangement
5147552-ATK-00-GF-DR-A-1006 Rev P2 - Phase 1 Proposed Ground Floor Plan
5147552-ATK-00-GF-DR-A-1007 Rev P2 - Phase 1 Proposed First Floor Plan
5147552-ATK-00-GF-DR-A-1008 Rev P2 - Phase 1 Proposed Roof Plan
5147552-ATK-00-GF-DR-A-1010 Rev P5 - Phase 1-2 Proposed Ground Floor Plan
5147552-ATK-00-GF-DR-A-1011 Rev P5 - Phase 1-2 Proposed First Floor Plan
5147552-ATK-00-GF-DR-A-1012 Rev P4 - Phase 1 and 2 Proposed Roof Plan
5147552-ATK-00-GR-DR-A-1100 Rev P1 - Proposed Sections
5147552-ATK-00-01-DR-A-1106 Rev P1 - Typical Classroom Layout
5147552-ATK-00-GF-DR-A-1150 Rev P4 - Phase 1-2 Proposed Elevations
5147552-ATK-00-GF-DR-A-1151 Rev P1 - Phase 1 Proposed Elevations
5147552-ATK-00-GF-DR-A-1153 Rev P1 - Phase 1-2 Section Elevation Strip - Hall
5147552-ATK-00-GF-DR-A-1154 Rev P1 - Phase 1-2 Section Elevation Strip – School

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

Highway construction details

3. Prior to occupation of the development hereby approved, full details of the access on to '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 development shall be constructed in accordance with the approved details.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

4. Prior to commencement of development, full design details of the proposed embankment along the southern boundary of the site shall be submitted to and approved in writing by the Council. Such details shall demonstrate that there will be no structures on or supporting the adjacent NDR highway.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

5. The land within the pedestrian visibility splays shown on drawing 7022987/SK/009/E shall be maintained cleared of any obstruction at all times.

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

Parking Management Strategy

6. Prior to the first occupation of the site, a co-ordinated Parking Management Strategy for the management of the on-site parking in connection with both the school and community uses shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details to ensure that deliveries and servicing to the site do not take place in the car park during school drop off or pick up times along with a mechanism for review should one of the uses commence in advance of the other. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Future school phase

7. Prior to the commencement of the development of phase two of the school, a revised CEMP will be submitted pursuant to condition 9 of the outline planning permission (O/2014/2242) to ensure appropriate environmental safeguards to the site operatives, occupants of the school and any other new sensitive receptors are assessed and satisfactorily mitigated. The revised CEMP shall be submitted to and agreed with the Local Planning Authority prior to any construction of phase two. The agreed revised CEMP shall be implemented for the duration of the works.

Reason: For the avoidance of doubt to ensure that future sensitive receptors are protected from the potential effects of construction activities in respect of phase two of the development hereby permitted.

Cycle Parking

8. Prior to the occupation of the school, further details of the cycle parking spaces shall be submitted to and approved in writing by the Council. The submission shall include details of a phased provision of the cycle storage spaces in conjunction with the phased pupil intake. The cycle parking/storage shall be implemented in accordance with the approved details prior to first occupation and permanently so-retained for the parking of bicycles and used for no other purposes other than scooter parking. Additional cycle parking shall be provided if the Travel Plan identifies a need for more spaces.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel 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 Strategic Development Location Supplementary Planning Document (October 2011).

School Travel Plan

9. Within 6 months of the commencement of the primary school and nursery, an updated Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Community Use Travel Plan

10. Within 6 months of the commencement of the community facility, an updated travel plan shall be submitted to and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by private car and provide for periodic review. The travel plan shall be permanently implemented as agreed.

Reason: To ensure the provision of sustainable transport measures in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

Community Use

11. Prior to occupation of the community facility, a community use scheme (management strategy) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the nature of proposed uses within the building, the arrangements for dual use with the primary school, pricing policy, hours of use, management responsibilities and a mechanism for review in order to secure the continued effective community use of the facilities. The development shall not be used at any time other than in compliance with the approved agreement.

Reason: To secure well managed community facilities, and to protect the amenity of the area and to ensure that the development is not unneighbourly in accordance with Core Strategy Policies CP1, CP2, CP3 and Managing Development Delivery Local Plan policy CC06.

Buggy Storage

12. Prior to the occupation of the community facility, details of the proposed buggy store shall be submitted to and approved in writing by the Council. The buggy store, as approved, shall be installed prior to the occupation of the community facility and shall be made available for its intended and agreed use permanently thereafter.
Reason: In the interests encouraging sustainable travel to the site by providing adequate buggy storage provision for users of the community facility in accordance with Core Strategy Policies CP1, CP2, CP3 and CP6.

Lighting

13. There shall be no lighting of any sports pitches or MUGA hereby permitted until a detailed scheme (including lighting assessment) has been submitted to and agreed by the Local Planning Authority to include lighting levels and hours of use. The development and use will be carried out in accordance with the agreed scheme.
Reason: In the interests of the protection of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Veteran Tree Management

14. The ongoing management and maintenance of the existing Veteran Oak tree on the site shall be in accordance with the submitted Oak Tree Management Strategy prepared by Duckworth's Arboriculture dated February 2017 Ref: SCD04048/2017.

Reason: To secure the continued appropriate management and maintenance of the tree, in accordance with Core Strategy policy CP3, CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

Site Signage

15. Prior to occupation of the school and community facility, details of any proposed signage in connection with either use (both within the site and on the building hereby approved) shall have first been submitted to and approved in writing by the Council. Any signage displayed shall thereafter be in accordance with such details as approved.

Reason: In the interests of the visual amenities of the area in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3

Refuse and recycling

16. The internal and external spaces for the storage of refuse and recyclable materials for the building hereby approved shall be provided prior to occupation 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 months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
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.

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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.
F/2014/1216: Old Forest Road SANG – approved September 2014
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
170618: Reserved Matters for Phase 3 (74 dwellings) – Approved July 2017
172751: Reserved Matters for Phase 4 (253 dwellings) – currently under consideration
162431: Development Brief for school and community facility – Approved April 2017
172766: Submission of details for Road 24 - currently under consideration

SUMMARY INFORMATION	
RM Site Area	2.03 ha
Proposed floor area (school)	2483m ²
Proposed floor area (community facility)	500m ²
Proposed parking spaces (community use)	26
Proposed parking spaces (school drop off)	20 (with an additional 'drop off' zone)
Proposed staff parking spaces (2FE Provision)	35

CONSULTATION RESPONSES	
WBC Waste Services	No comment
WBC Highways	No objection
WBC Environmental Health	No objection
WBC Drainage	No objection
WBC Public Rights of Way	No comment
WBC Landscape Architect	No objection
WBC Ecology	No objection
Berkshire Archaeology	No objection
Thames Water	No comments received
SGN	No comments received
Berks, Bucks and Oxon Wildlife Trust	No comments received

LOCAL REPRESENTATIONS

Letters of notification were sent out to 430 neighbouring property addresses. The application was also advertised by way of site notice and press advert.

ResponsesLocal Residents

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

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

- On the whole pleased to note that the general design and layout appears to be of good quality and in keeping with the surrounding areas within the new development:- however there are a number of areas of concern – if these can be addressed then WTC will support the application:-

Concerns raised:

- Site Access: WTC would like to seek assurances that the 'Road 24' access to the school will not be 4.8m wide – this would be inappropriate and unable to deal with peak time traffic associated with drop off and pick up from the school [*details of the design of 'Road 24' are currently being considered under application 172766. The road width is proposed at 7.3m wide, narrowing at a point further north beyond the entrance to the car park.*]
- Concerns regarding number of spaces available for pick up being 26 for a school population of 420 and Road 24 becoming grid locked particularly at pick up times when vehicles are likely to be waiting for a number of minutes for children to meet them. [*WBC parking standards do not include recommendations for school 'drop-off' facilities; however, the design includes a drop off area. The proposed parking provision accords with WBC standards and will be managed through a parking management strategy and travel plan pursuant to proposed conditions 6, 9 and 10*]
- Concerns over safe crossing arrangements outside the school [*See Highways section of report - the design of the NDR caters for a 2m landscape buffer between the road itself and the shared 3m ped/cycleway. A 'toucan' pedestrian/cycle crossing on the NDR will be located opposite the bus stop approximately half way between the pedestrian entrance to the school off the NDR and Road 24*]
- No provision appears to be made for parking of delivery vehicles [*the school drop off area is also proposed to serve as a delivery/servicing area – to be managed by the parking management strategy to be submitted pursuant to proposed condition 6*]
- Parking appears to provide freely accessible parking by anyone who is not familiar with the site arrangements [*access will be controlled into the staff car park by the use of a barrier during school times only and parking management details will need to be submitted pursuant to proposed condition 6*]
- The D&A statement refers to two vehicle entrances on Road 24 being single width - Concern expressed about site deliveries and refuse/emergency vehicles using single limited width entrances [*The car park is designed to be a one way system, so the northern most access off Road 24 is the entrance, and the other is the exit*]
- Refuse vehicle tracking assumes nothing will be parked outside any of the space allocations and in the drop off bays in order for the refuse vehicle to manoeuvre on site [*the drop off area is not intended for vehicles to be parked for any lengthy period*]

of time and will be managed through a parking management strategy. This is considered an acceptable arrangement]

- Phase 1 External arrangement plan is confusing as it shows a vehicular entrance from the NDR directly into the Outdoor plans areas on the south east side of the site but no idea of planned crossings outside on the Main School Entrance [*the vehicular entrance referred to was taken from an outdated base plan – although not part of this application, the approved NDR drawings do not show this vehicular entrance and revised drawings have been submitted with this omitted]*
- Is the capacity of 26 nursery spaces sufficient given the pressure such facilities are currently under in the area [*This is a standard provision for a school of this size. The 26 places is based on the historic model of part-time provision and provides places for 52 children.*]
- Concern regarding the location of soft external play area and hard outdoor PE area in respect of air pollution. [*The principle of the school in this location was considered at the outline application stage. Nevertheless, the soft outdoor and hard outdoor areas are not located adjacent to the NDR – they are to the rear of the school building]*
- The school drop off area is some distance from the main school entrance – it would appear that children would be required to cross other areas where vehicles will be manoeuvring. [*Pupils being dropped off from within the drop off area will be able to get out of their vehicle onto the pedestrian central path and walk along a footpath across the front of the building to the main school entrance.*]
- Dependence on the use of buses for travel should not be taken into account until the provision of such services is confirmed [*NDR will be operational by time school is delivered with bus serves operating along this at this time serving the school.*]
- Problems caused by use of private vehicle use around existing schools need to be mitigated in new schools [*parking requirement for the school is met within the proposals – a parking management plan and travel plan is required to be submitted to encourage alternative means of non-motorised travel to the site. The NDR will be a clearway with parking prohibited]*
- Please clarify what is proposed for WC facilities as plans do not appear to show these as segregated [*The applicant has confirmed that the WC facilities are designed so they can either be segregated or be gender neutral. This will be dependent upon the requirements of the end provider but can be adapted for either case.*]

Emmbrook Residents' Association:

- Noise – the school site will be subjected to noise from the NDR and the A329 (m) Details of external noise levels have not been provided within the reserved matters application. Noise mitigation details are required under conditions 11, 51, and 54, however the development brief did not address external noise and the proposal as it stands will not meet the noise requirements of conditions. [*See para's 31 to 37:- Noise mitigation measures will need to be detailed, considered and implemented pursuant to conditions 51 and 54 of the outline consent. Details of the internal noise mitigation strategy has been submitted to inform this reserved matters application, but will be formally detailed and secured pursuant to the above mentioned outline conditions. The level of noise is not unacceptable and common for schools within urban areas.*]
- The external net area for the school is 21% less than BB103 minimum requirement [*see para 21 of report. The identified shortfall against the BB103 guidelines relates to the proposed external net area in connection with a 2FE school. BB standards are in fact guidelines and it should be noted that this school for its urban location is afforded with sufficient open scape given there is NEAP located adjacent and a linear park to rear.*]

- There was no formal public consultation for the Development Brief [*the submission of the development brief ran concurrently with the pre-application proposals, which included several displays being held at the NW Community Forums. Any feedback received fed into the pre-application / development brief process.*]

Linden Homes:

- Fully support school application but wish to see car park remain for dual use purposes in perpetuity with the adjacent neighbourhood centre. [*Reserved matters for the adjacent neighbourhood centre have not yet been submitted, and any desire to propose dual use of the car park provided for the school and community centre would need to be secured through a parking management strategy as part of the detailed proposals for the neighbourhood centre. Such an arrangement does not form part of the current submission. However, the intention is to provide dual use of parking to enable efficient use of land. Some shared parking is essential for the viability of the retail units.*]

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.

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) was granted under application O/2014/2242. Reserved Matters planning permission has subsequently been granted for phases 1, 2a, 2b and part of phase 3 and for the NDR. Development is progressing apace and Phase 1 now has around 50 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 the school and community centre phase of the development, which is located to the north of the NDR, in between the location for the local centre to the west (which is yet to come forward for reserved matters approval) and the already approved Phase 2a to the east. This application is for a phased 2 form entry (2FE) primary school, 26 place nursery school, and community centre. WBC Children's Services have elected to build the school (rather than the developer) and this application has therefore been submitted on their behalf. The school is anticipated to open in September 2020 with the pupil intake increasing year on year.
5. This RMA seeks approval of appearance, landscape, layout and scale in accordance with Condition 2 from the outline permission. Vehicular access to the site will be from 'Road 24' to the west, the details for which do not form part of this reserved matters application but are currently being considered by the Council under application 172766. Road 24 itself will come off the NDR, which is due to open within the next few months.

Principle of development

6. The principle of the development and location of the school/community centre has been established by outline planning permission ref: O/2014/2242. The outline permission 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. The associated S106 requirement in respect of the on-site provision of the school gave WBC the option to either require the developer to build it, or to build it themselves, which WBC have elected to do.
7. 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

8. 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

9. The illustrative masterplan submitted with the outline planning permission indicated a two-storey school building being located close to the southwestern corner of the application site, with a separate community building being accessed from the NDR at the south eastern end. A Neighbourhood Equipped Area of Play (NEAP) was also shown to be located within the site to the south, next to the community centre.
10. The layout proposed within the application has evolved / been refined over a considerable period of time and has involved ongoing pre-application discussions with the applicant and its project team. The design has also been informed through the submission of a development brief pursuant to Condition 11 of the outline permission (ref:162431) and by national guidance on schools. The brief established the overarching layout and design principles for the site. The development of the brief ran concurrently with the pre-application discussions and therefore the feedback provided through the pre-application process was reflected in an updated brief, which was approved in April this year. The proposals within this stage were also the subject of public consultation through the North Wokingham Community Forums. It is noted that the Emmbrook Residents Association consultation response commented that there had been no formal public engagement with regards to the brief. However, the design proposals were displayed at a dedicated stall at a number of the community forums prior to the formal submission being made. The planning statement submitted with the application details the consultation responses that were received through the public consultations undertaken.
11. Through the pre-application process, the design of the proposal evolved from the initial indicative layout shown within the development brief, and the resulting layout proposed within this submission differs from that shown on the indicative outline masterplan. The key differences are that the school and community centre are combined within one building (with separate entrances), this offers the most efficient use of land and cost effective design approach; the location of the building is set further into the centre of the site in order to accommodate the retention of the TPO Veteran oak tree within the site and to enable adequate parking provision which can be shared with the neighbourhood centre and NEAP. The NEAP no longer forms part of the school/community centre phase, as this is being delivered by Bovis and will be brought forward as part of a separate submission in due course. The location of the NEAP has been moved to an area to the north west of the site (but outside the red line boundary of the application site), below the streamside recreational park.
12. The layout of the proposal is considered to be reflective of the design principles which were conveyed within the approved development brief and have paid due regard to the site constraints, these predominantly being the presence of the TPO Veteran oak tree, the topography of the site, and the desire for the vehicular access to the school to be taken directly from Road 24, rather than the NDR. This was to prevent congestion along the NDR during school drop off / collection times. For reasons set

out within this report, the changes from the indicative masterplan layout are considered to have resulted in an overall good layout, which will successfully accommodate the requirements of the school, nursery and community use provision.

13. 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. The car park serving the school and community centre will be split into two sections. The northern section will be shared between the community centre and school drop offs. The southern part of the car park will be for school staff during the day and access to it will be managed through the use of a barrier system (such details to be provided as part of a parking management strategy). Outside of school hours, this will be open to the public. Details of the management of the car parks will be secured through the submission of a parking management strategy, which will need to be submitted pursuant to proposed condition 6 on this reserved matters application.
14. Two pedestrian accesses are proposed into the site, one from the south off the NDR and one from the west, off Road 24. The pedestrian access into the site from the south will serve the school only, and the pedestrian access to the west will be shared with the community centre. Details for the design of 'Road 24' are currently under consideration under application 172766 and includes the provision of a zebra crossing to align with the pedestrian entrance to the school, linking it with what will be the adjacent local centre. Both accesses will also be suitable for use by those cycling to the site. As mentioned within the consultation responses, Wokingham Town Council raised concern with regards to the proposed width of Road 24. However, as stated, such details do not form part of this application, but are currently being considered under a separate application, however the details for which indicate that the road width will be wider, currently proposed at 7.3m. A condition is proposed requiring details of how the school access will tie in to Road 24 (condition 3).
15. The community centre is located on the west side of the building, and comprises 2 halls with a connecting kitchenette area. The larger of the halls is located to the rear of the building and appears two storeys in height, whilst the remainder of the community facility is single storey. The halls have the ability to be used independently, through the use of a folding wall or can be opened up into one larger space. There are toilet facilities, 2 ancillary office rooms, an outdoor amenity area and an area designated for the provision of a buggy store (details of which are to be provided by proposed condition 12).
16. The ground floor of the school element of the building comprises the larger spaces such as the school hall and kitchen, together with the nursery, reception class and library. Both the nursery and reception classes have direct access out onto their designated outdoor play areas to the north of the building. The first floor provides further classrooms, WC's, an ICT suite and a staff room. The school has been designed to enable it to be built in two phases, in the event that expansion to a 2FE school is required in the future. It is proposed that the 1FE provision will be built out initially, but has been designed so that an extension on the east side of the building could be provided to accommodate the necessary increase in floor space to facilitate a 2FE school. The applicant advises that the layouts have been developed in line with the Department for Education and Education Funding Agency "Area Guidelines for mainstream schools". There has also been ongoing consultation through the design stage of the school with WBC Children's Services and WBC Community

Services. The applicant also confirms that the internal floor area meets the Building Bulletin 103 (BB103) guidelines for a model 2FE school.

17. The Town Council's consultation response also raised a query in respect of the layout of the school WC's which are not indicated on the plans as being segregated. However, the proposed layout provides flexibility such that once the school provider is known, the layout of the WC's can be adapted to the provider's preferred requirement.
18. The layout of the building is considered acceptable and has been designed so that the community centre can be used independently from the school, but the internal configuration is flexible, as such that the school hall and kitchen could be used for community purposes and vice versa. Whilst there has been interest from potential operators of the community centre, this is not as yet confirmed. As such, a condition will be required to require details of how the community facility will be shared with the school and what the operating hours will be (condition 11).
19. To the north, the external arrangement of the building provides dedicated outdoor play areas for the nursery and reception classes, which are accessed directly from their classrooms, a hard games area along with playing fields to accommodate 2 football pitches. To the south, the external area provides dedicated cycle/scooter parking areas, an outdoor eating area and an external teaching area. There is also an area identified for a sprinkler tank. Further details relating to the sprinkler tank will be submitted pursuant to Condition 43 of the outline permission, which requires details of measures for controlling the spread of fire to be submitted for approval prior to first occupation.
20. The layout takes into account security and the school site would be secured by a perimeter fence to ensure the pupils are contained within the designated school area when required. Further details of the site perimeter fencing along with fencing within the site will be submitted pursuant to condition 13 of the outline planning permission relating to boundary treatments.
21. The applicant advises that the external spaces accord with BB103 requirements in respect of a 1FE school provision. As raised by the ERA, the proposal would have a shortfall in the provision of BB103 net external area guidelines for a 2FE school. The shortfall against specific categories of space within the outdoor areas would be against the soft outdoor PE area, which amounts to a shortfall of 797m² against the BB103 guidelines of 8400m². The BB103 net areas also include a 'float', which can then be used to enhance some areas, depending on the priorities of the school. The cumulative shortfall in the external net area guidelines for provision for a 2FE school amounts to 2680m². However, it should be noted that BB103 represent best practice and are non-statutory guidelines. It is considered that in the context of the location of the school i.e. urban location and adjacent to the NEAP and streamside recreational park, the shortfall in the net external area for a 2FE school against the guidelines would not prejudice the ability of the school to fulfil its outdoor sporting requirements or be harmful to the amenities of future pupils attending the school. It should be noted that the level of outdoor provision is more than many schools found in urban settings.

Scale and Appearance

22. The building heights parameter plan submitted at the outline stage indicated a school building of up to 3 storeys and up to 2 storeys for the community facility building. The

scale of the building proposed therefore falls comfortably within the outline heights parameters indicated for this site, with the school building being 2 storeys rather than the 3 storeys originally indicated. Its location within the site ensures compliance with separation distances with the nearest residential dwelling to the east. The majority of the building will be two storeys in appearance, except for the community facility, which is single storey, although the larger of the 2 community halls will appear two storeys in height due to the internal floor to ceiling dimension. The scale of the building in the context of both existing and future neighbouring buildings is considered acceptable.

23. The proposed building has a modern appearance with a flat roof. The façade of the school element of the building is proposed as predominantly buff brick-slips with aluminium framed windows. The school hall is proposed to be clad in 'Trespa' cladding panels. This will sit alongside the entrance to the internal stairwell of the school, which will have aluminium double glazed curtain walling. The community centre building will be a predominantly white rendered building, with the exception of the larger hall, which will have 'trespa' cladding for continuity with the appearance of the school hall façade. It is considered that the proposed mix of materials between the school and community centre are compatible, but will ensure each use has its own identity and distinction. Further details of the proposed materials will be submitted for formal approval pursuant to condition 5 on the outline planning permission. The modern design adopted is considered acceptable and appears appropriate to its intended use. It will also be compatible against the context of the modern apartment block located on the adjacent phase 2a site to the east of the school site.
24. Plant equipment is proposed to be installed on the roof of the building, which should ensure it will not be visible from ground level. Full details of the proposed plant equipment is required to be submitted and approved pursuant to condition 55 of the outline permission.
25. The overall proposed design, scale and appearance is considered good quality and appropriate to its intended use and function as a school and community centre.

Landscaping

26. The soft landscaping strategy proposed for the setting of the school and community building will predominantly comprise tree and hedgerow planting around the perimeter of the site where appropriate. Due to the existing topography of the site, which slopes by approximately 5m from the south to the north, a 'cut and fill' approach is proposed which will result in the school building being positioned approximately 2m below the ground level of the NDR. The resulting change in finished floor level is proposed to be dealt with through the provision of a sloping embankment along the southern boundary of the site.
27. The boundary landscape proposals will serve to soften the setting of the building whilst providing a suitable level of screening to a proposed 1.8m high weldmesh fence, proposed to be positioned around the boundary of the majority of the school site. Whilst this type of fencing does not have solid panels, the proposed trees and hedge planting will help to provide an appropriate landscaped setting for the building whilst softening the appearance of the perimeter fencing. Further details of the proposed types and heights of the fencing both around the perimeter and within the site will be secured by details to be submitted pursuant to condition 13 (Boundary Treatments) of the outline permission.

28. There is an existing TPO Veteran oak tree situated within the north western area of the site, which was initially proposed to be removed within the pre-application proposals by reasons of its age and health. However, following a further arboricultural assessment being carried out on behalf of WBC, the Trees and Landscaping officer advised that through suitable management and maintenance measures, including a gradual reduction in size over time, there was not sufficient justification to remove the tree. Advice provided at the pre-application stage was therefore that the tree should be retained. Its retention within the site is considered to be beneficial to the overall landscaping strategy and will add benefit in terms of its ecological, visual and educational value. The tree is therefore being retained within the proposals with a 15m protection zone. Two veteran tree management strategies have been submitted with the application, one of which has been requested by WBC trees and landscaping officer to be referenced as the approved strategy on the decision notice. A condition is therefore proposed to ensure that the future maintenance of the tree is in accordance with the submitted management strategy produced by Duckworth's Arboriculture (condition 14).
29. The landscaping strategy within the remainder of the site comprises hedge and tree planting along and around the footpaths and outdoor eating area. This approach is considered acceptable as it is important in terms of breaking down the hard landscaped appearance of the car parking and outdoor areas, but also in creating a pleasant environment for future users. A landscape feature is proposed on the southwestern corner of the site, which is also identified as a potential area for the school/community building signage. Details of proposed signage do not form part of this application and a condition is therefore proposed to secure the submission and approval of such details (condition 15). WBC trees and landscaping officer raised no objection to the landscaping concepts proposed, and it is considered that the proposed 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.
30. Further consideration of the proposed boundary treatments and landscaping details will also be included within the detailed condition submissions as required under conditions 13 and 14 respectively of the outline permission.

Noise

31. Core Strategy Policy CP1 - Sustainable Development, CP3 & CP6 and MDDL Policy CC06 – Noise, direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.
32. A number of conditions attached to the outline planning permission refer to matters concerning noise impacts upon the school site. In summary, condition 11 required the development brief to include a strategy for achieving noise levels in accordance with Building Bulletin 93 (BB93). Details provided within the development brief only related to a strategy to achieve the internal noise requirements in accordance with BB93. This was considered acceptable due to other conditions on the outline requiring detail in relation to external ambient noise levels. Condition 51 requires the submission of a scheme of works to protect the occupiers of the development from externally generated noise; Condition 54 relates specifically to the school

requiring mitigation measures to be submitted so that the internal and external ambient noise levels comply with BB93.

33. The acoustic report submitted with the reserved matters application provides details relating to internal ambient noise and demonstrates that through the implementation of a 'hybrid' mechanical ventilation strategy, the layout and design of the school will meet BB93 with regards to internal noise levels.
34. The ERA's consultation response comments that no information with regards to external noise levels has been provided within the acoustic report submitted with the application. However, details relating to noise levels and mitigation measures are required to be submitted pursuant to condition 54. It should be noted that schools in urban locations are generally impacted by noise. In this instance, there are two main roads running north and south of the school. Although mitigation could be installed to mitigate the external areas of the school from noise, this would comprise large solid fences or walls and this would detrimentally impact upon the visual amenities of the local area by resulting in large areas of static frontage, which is likely to be unsightly and result in anti-social behaviour. The design solution proposed represents the best balance between these competing factors and will provide a school that will provide a good learning environment while not causing harm to the character and appearance of the area. It is apparent, however, that from acoustic information provided in respect of the internal ambient noise levels of the building, mitigation measures are likely to be necessary in order to meet the noise levels referred to within the conditions in relation to the internal noise. As such, any mitigation measures will be required to be submitted for consideration under a separate conditions submission.
35. Whilst an objection was not raised, WBC's Environmental Health officer commented on the proximity of the hard play area to the residential dwellings located within the adjacent Phase 2a development, and its potential impact upon the future residents. However, this area is only likely to be used during school hours, and not in the evenings/weekends/school holidays and as such it is not considered that its use in connection with the school would give rise to issues surrounding noise and disturbance over and above what would have been considered for the site at the outline application stage. However, a condition is proposed to require details to be submitted for approval in respect of any proposed external lighting in order to ensure the residential amenities of neighbouring properties are protected (condition 13).
36. Mitigation measures in relation to potential noise disturbance arising from the use of plant in connection with the site is dealt with through conditions 52 and 55 of the outline permission.
37. 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 condition 9 of the outline consent, which requires the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. A further CEMP is required to be submitted in the event that the second phase of the school is built out in the future (condition 7).

Ecology and Biodiversity

38. 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.
39. 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.

Highways and Parking

40. In line with Core Strategy Policy CP6 - Managing Travel Demand and MDDL Policy CC07 – Parking, Condition 28 of O/2014/2242 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards.
41. Parking provision for the site includes a designated area for staff parking in the southwestern end of the site, for use by the school and nursery staff. A shared parking provision is proposed for the community facility and school drop off within the parking area located within the west end of the site. Access and egress to both parking areas will be off Road 24 via a one-way system. The proposed parking allocation for the community centre in the north section of the car park is 26 spaces, including 4 disabled spaces, together with 20 school drop off spaces. WBC does not have a specific parking standard in respect of a community facility, and therefore the proposed provision has been based upon WBC's requirements for D2 – Assembly and Leisure uses. This is considered an acceptable approach and the proposed 26 spaces for the community facility accords with the standard for such uses.
42. The Council's parking standards do not include recommendations for school 'drop-off' facilities and there will be good prospects of pupils travelling to school by foot or cycle due to its sustainable location. This will be reinforced by implementation of the school travel plan, which has been submitted with the application. Conditions are proposed to require updated travel plans to be submitted within 6 months of the commencement of the use of the school and community facility (conditions 9 & 10). Nevertheless, it is acknowledged that a proportion of children will travel to school by car and as such, the council has included drop off facilities in the design. The proposal therefore proposes that the car park will also fulfil a drop-off function for the school, with 20 spaces proposed to be allocated to accommodate this, along with a 'drop off' zone within the car park for older children attending the school. The comments submitted by Wokingham Town Council refer to the drop off zone being located some distance from the main school entrance and pupils needing to walk across areas where other vehicles may be manoeuvring. However, the location of the drop off zone is such that pupils can safely step out of the vehicles onto the dedicated pedestrian walkway, which links the school and community entrances with the pedestrian access on the western boundary of the site off Road 24. This is considered to be acceptable.
43. The drop off zone is also intended to serve as the service/delivery area for the site, and therefore to avoid potential conflict with school drop off and pick up times, details to ensure the control of deliveries to outside the peak school hours are

required to be submitted as part of the proposed parking management condition (condition 6). This will be managed by the school and community centre.

44. The parking spaces for the school and nursery are based upon one space per full-time equivalent (FTE) staff. Whilst the end provider for the school is not currently known, the assumptions made with regards to likely staffing numbers are based upon those being provided on a comparable school site at Montague Park located in the south Wokingham SDL. Therefore, in line with the Council's standards, it is proposed to provide 35 staff car parking spaces (including three disabled parking bays) and two spaces for motor cycles. This provision relates to the school being built out to a 2FE. Given that it is proposed that the school will be built in two phases, 12 of the staff parking spaces will not be made available for use until such time that the school expands from 1FE to a 2FE. This will ensure that parking capacity can be increased as the school expands.
45. It is proposed to control access to the staff car park through the use of an internal barrier arm during school hours. Outside of school hours, the staff car park would be used in conjunction with the community facility and local neighbourhood centre. The use would be subject to the submission of a parking management strategy to be agreed by condition 6.

Cycle Parking

46. 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. In accordance with WBC standards, the proposals incorporate locations for the covered storage of 152 cycles as well as scooter parking areas. Details of the exact type of cycle parking is not included within the submission and such provision will need to be phased as the school expands. A condition is therefore proposed to require further details of the types of cycle spaces together with details of their phased provision (condition 8).
47. Permeability within the site is considered to be good and the proposed pedestrian accesses will link the site well with the surrounding parcels, in particular the adjacent local centre, as well as the open spaces and wider local areas. The Town Council raised concern with regards to pedestrian safety outside the school from the entrance off the NDR. However, the NDR is designed to have a 3m wide shared pedestrian/cycle path, and a 2m green buffer separating the path from the NDR itself. It is therefore considered that the design of the footway along the NDR is such that pupils will be able to safely disperse onto the ped/cycle path from the entrance. A toucan crossing will be located on the NDR, a short distance to the west from the entrance to the school. The crossing will be located next to a bus stop, thus providing good public transport links to and from the site.
48. The refuse and recycling storage area is located between the two car parks for ease of use by both the school and community facility operator as well as for collection by refuse vehicles. Tracking information has been provided to demonstrate a refuse vehicle will be able to collect waste from the development in accordance with WBC guidance.

Flooding and Drainage

49. 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.
50. Drainage details have been submitted to inform the reserved matters proposals and have been reviewed by WBC's Drainage Engineer.
51. The drainage report proposes porous surfaces for the car parking areas with filter drains at the lower ends and bypass oil separators prior to discharging into the main pipe network, which discharges into the detention basin (SuDs pond) located in the streamside recreation park to the north of the application site.
52. Based on the submitted information, WBC Drainage officer has raised no objection to the reserved matters application and advises of the expectation of seeing greater detail of the proposed drainage strategy, which will in due course need to be formally agreed under separate application pursuant to the outline conditions 38 and 39.

Land Contamination

53. 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

54. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. This is amplified by MDDL policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010).
55. An Energy and Sustainability Statement has been submitted in support of the application and provides details in relation to a number of sustainability related conditions on the outline.
56. Policy CC04 establishes that non-residential developments of 100m² or more should achieve the mandatory BREEAM requirements and meet or exceed statutory requirements for water resource management. Condition 44 of the outline permission requires the design of non-residential buildings within the site (i.e. the community facility) to achieve BREEAM 'very good' certification, other than the school, which is stated, should achieve BREEAM 'Excellent' certification. However, as the school and community facility are to be accommodated within one building, the BREEAM rating will apply to the whole building, and as such its design has been worked on the principles of achieving an overall 'very good' certification. This is considered an acceptable approach and consistent with other school buildings in the borough.
57. In line with Policy CC04, Condition 47 requires the reserved matters for each phase to include details of measures to reduce water consumption and a number of measures are proposed to be incorporated in the building. Condition 46 requires provision of water butts and composting facilities, which form part of the proposals.

58. Condition 45 requires details to demonstrate how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L of the building regulations. The submitted sustainability statement indicates that the proposed design indicates that a 15.7% reduction in carbon emissions will be achieved in accordance with the requirements of the condition.

59. MDDL Policy CC04 requires all development to incorporate suitable waste management facilities including on-site recycling and in accordance with this, the proposals include a suitably sized and located refuse storage area.

Heritage Assets

60. 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.

Archaeology

61. In terms of archaeology, results of archaeological trial trenching do not highlight any areas of archaeological potential in relation to the application site. WBC Officers therefore accept Berkshire Archaeology’s advice that no further archaeological work is required within the school and community facility site. This will be confirmed through the submission of details pursuant to condition 50 of the outline application.

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 needs of the community and delivering on Wokingham’s development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council’ spatial strategy and 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.

CONTACT DETAILS

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Enclosures:

- 1) Site layout plans
- 2) Wokingham Town Council full comments

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