

Agenda Item 113.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
O/2014/2280	Planning Performance Agreement	Barkham, Finchampstead, Swallowfield, Arborfield	Barkham, Finchampstead South, Swallowfield, Arborfield	N/A Major Development

Applicant Secretary of State for Defence and Crest Nicholson Operations Limited (Arborfield Garrison Landowners' Consortium)

Location Arborfield Garrison and adjoining land **Postcode** RG2 9LN

Proposal OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.

PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.

Type Major
PS Category 1
Officer Matthew Melville

FOR CONSIDERATION BY Extraordinary Planning Committee on 25/03/2014
REPORT PREPARED BY Head of Development Management

SUMMARY

- i. The application is a hybrid application seeking outline consent for residential development on the Arborfield Garrison and surrounding land. The application seeks outline planning permission for up to 2000 residential units (including 80 Extra Care units), a district centre (with supermarket, and other retail and community uses), a secondary school, swimming pool, primary school and a neighbourhood centre. For these elements the means of access is to be determined at this stage with layout, scale, appearance and landscaping being reserved for later consideration. Full permission is sought for the points of access, the Suitable Alternative Natural Greenspaces (SANGs), and the conversion of the existing MoD gym.
- ii. The application site comprises the soon-to-be vacated Arborfield Garrison and an area of agricultural land to the west of the site that connects the Garrison to the A327. A further area of land, proposed for the second phase of SANG, is located approximately 700m to the south of the site. The Garrison site adjoins existing residential development and the site contains a number of facilities used by the wider community including children's nurseries, a community centre and sports fields.
- iii. The principle of development in this location has been established through its allocation by Policy CP18 of the Core Strategy. The application was submitted almost concurrently with an application for 1,500 dwellings on Hogwood Farm in the south of the SDL. Together, the two applications comprise the total allocation of development for the SDL. Although the Hogwood Farm application is not currently in a position to be determined, the application is supported by an Infrastructure Delivery Plan (IDP) showing how the on and off-site infrastructure necessary for the whole SDL would be provided.
- iv. The new community will be provided with primary and secondary schools, community facilities, good quality open space (including SANGs) and a package of transport measures. The highways mitigation includes the funding of the Arborfield Cross Relief Road, delivery of the Nine Mile Ride Extension to the A327, widening of Barkham Bridge and improvements to Commonfield Lane and to California Cross Roads. Traffic management measures will also be introduced in Farley Hill and White Horse Lane, and environmental improvements on the A327 in Eversley. Development will also fund a network of offsite greenways (pedestrian and cycling routes), public transport enhancements, and contribute to the Council's 'My Journey' Travel Plan to encourage the use of these modes of travel.
- v. In accordance with the Council's policy, 35% affordable housing would be provided, with 20% to be delivered on site and 15% via a commuted sum.
- vi. Within the site, the application seeks to deliver a masterplan based upon Garden City Principles, which are founded upon the idea of bringing together the best of town and country living. There are ten principles derived from this concept relating to issues such as the delivery of generous, interlinked green space, homes with gardens, and an integrated and accessible transport system (principles listed in full in Appendix 4).

- vii. The submission sets out a vision for a large village with a predominance of family housing with gardens. The village centre is located in the south of the site (and the centre of the SDL) and would front onto a village green and provide amenities for the local community. It would also accommodate a 1500 place secondary school with associated sporting facilities and a 4000sqm food store, as required by the Core Strategy. The masterplan has been developed with consideration to the development proposed on the Hogwood Farm site, and the need for the SDL to be a single holistic place that would take account of the opportunities and constraints offered by the site, including landscape and heritage.
- viii. The applicant has identified that the new homes will meet the Council's privacy, amenity and parking standards, and these, combined with the proposed masterplan, will ensure that the development will not have a harmful impact upon the amenities of existing and new residents.
- ix. The proposals are based upon an Environment Statement that has been independently reviewed by environmental consultants and found to be sound. It includes a Flood Risk Assessment that has been agreed with the Environment Agency, and ecological surveys and an arboricultural assessment that have been agreed with the relevant internal consultees. The SANG strategy has been agreed by Natural England.
- x. The site includes two Scheduled Monuments and a Grade II Listed Building. Notable among these is the Scheduled infirmary stables that the developer has made a commitment to make secure and weathertight in the first instance, and later restore to enable reuse. The timescales for this work is tightly tied down through the Section 106 agreement.
- xi. The Transport Assessment provided with the application takes into account the cumulative impact of developments across the whole SDL, and other development in Wokingham and the surrounding boroughs. It has been agreed by the Council's Highways Officer and developed collaboratively with the transport consultants working on the Hogwood Farm site (in the south of the SDL). The work has also included liaison with Hampshire County Council and Bracknell Forest Council.
- xii. A previous planning application for 2000 dwellings (and supporting infrastructure) on this site was withdrawn in November 2013 in response to the Council's concerns about the proposals, and in particular the soundness of the transport assessment and the environmental statement. Since this time, the applicants have undertaken further studies, including producing a completely new transport assessment, modelling the watercourses within the site, and undertaking a new, comprehensive tree survey. It is considered that the new masterplan is based upon a more thorough understanding of the opportunities and constraints of the site. The applicant has also involved the local community in the development of the proposals, through their attendance at Community Forums, Community Steering Group meetings, and their own pre-submission consultation events.
- xiii. It is therefore recommended that the Committee resolve to approve the application subject to conditions and a requirement to complete the S106 agreement prior to 6th April 2015.

PLANNING STATUS

- Strategic Development Location (SDL)
- Modest Development Location
- Countryside
- Two Scheduled Monuments and one Grade II Listed building within the site
- Thames Basin Heaths Special Protection Area 5km Zone
- Green Corridor
- Adjacent to Hogwood Shaw Local Wildlife Site
- Allocation for Suitable Alternative Natural Greenspace (around West Court SANG)
- Area of High Archaeological Potential (around West Court SANG and adjacent to Garrison site)

RECOMMENDATION

A. That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to conditions and completion of the legal agreement prior to 6 April 2015, which includes:

Affordable housing:

- Delivery of 20% on site and 15% as a commuted sum
- Extra Care Housing units (for the elderly)

Access and Movement:

- Contributions towards off-site mitigation including Arborfield Cross Relief Road, Barkham Bridge and California Crossroads, and environmental and safety improvements on the A327 corridor in Hampshire
- Contributions towards a network of greenways and new/enhanced pedestrian and cycle links.
- Contribution towards My Journey (Travel Plan)
- Public transport subsidy
- Provision of a public transport interchange and new bus stops

Education:

- Delivery of a new primary school.
- Land and contributions towards secondary and sixth form education.
- Re-provision of existing early years providers and land safeguarded for new provision

Community Infrastructure:

- Delivery of community facility
- Sports pavilion
- Contributions towards burial grounds
- Land safeguarded for health facility
- Sports hall contribution
- Swimming pool contribution

Green Infrastructure:

- Strategic Alternative Natural Greenspace (SANG) to be delivered on site
- Payment of Strategic Access Management and Monitoring (SAMM) contributions

- Formal and informal public open space to be delivered on site/secured through the S106 agreement
- Sports provision to be delivered on site
- Children’s play including skate park
- Allotments
- Contribution towards maintenance of public open space

Other:

- Restoration of infirmary stables
- Legal and monitoring fees

B. And subject to the following conditions it is recommended that planning permission be GRANTED.

Approved details

1. This permission is in respect of the plans listed in the table below and the development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Drawing Number	Drawing Title
PL05 Rev D	Site Boundary Plan
PL06 Rev J	Land Use Parameter Plan
PL08 Rev H	Density Parameter Plan
PL09 Rev L	Height Parameter Plan
PL10 Rev J	Access and Movement Parameter Plan
PL11 Rev J	Open Space Parameter Plan
PL15 Rev E	Demolition Plan
GA-003-C	Biggs Lane Site Access (Opposite Venning Road)
GA-004-C	Biggs Lane/Princess Marina Drive junction
GA-007-B	A327 Access
GA-016-C	Biggs Lane/Langley Common Road junction
SK-001-A	Biggs Lane Site Access (Area O1)
SK-006	Biggs Lane Site Access (Area U2)
1371/022/Rev G	SANG Layout Plan – Northern Area
1371/023/Rev E	SANG Layout Plan – West Court

Details submitted in accordance with reserved matters applications and any other condition of this planning permission shall accord with the principles outlined in the Design and Access Statement (AGLC/HPA/DOC/02 (Revision A)) and the Design and Access Statement Addendum (AGLC/HPA/DOC/02 Addendum), with the exception of those matters covered by other conditions.

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

Reserved matters and timescale for implementation

2. a) Approval of details of the appearance, landscaping, layout and scale of development (hereafter called ‘the reserved matters’) for each phase shall

be submitted to and approved in writing by the Local Planning Authority before any development in that phase begins and the development shall be carried out as approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compensation Act 2004).

- b) Applications for the approval of all the reserved matters for the first phase of development shall be made within of three years from the date of this permission and all remaining reserved matters applications shall be made within a period of ten years from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.
- c) The first phase of the development hereby approved shall be begun not later than five years from the date of this permission or two years from the approval of the final reserved matters application for the phase, whichever is the later.
- d) The development within any phase of the development hereby permitted shall be begin no later than two years from the date of the approval of the last reserved matter for that phase or before the expiration of fifteen years from the date of this permission, whichever is the later.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

Building Heights

- 3. Notwithstanding the details on the Building Storey Heights Parameter Plan (Plan PL09 Rev L), no new building shall exceed three storeys in height (maximum height of 15 metres) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the acceptable character and appearance of the development, in accordance with Policies CP1, CP3 and Appendix 7 of the Core Strategy.

Phasing

- 4. Before the submission of reserved matters pursuant to Condition 2, a strategy for phasing based on the Plans PL12-Rev I (Illustrative Phasing Parameter Plan) and PL19-Rev I (Illustrative Green Infrastructure Phasing Plan) shall be submitted to and approved in writing by the Local Planning Authority.

The Phasing Strategy will define:

- i) a programme for demolition;
- ii) the development to be delivered within each phase of the development;
- iii) a programme of works including timescales for implementation and completion;
- iv) details of housing and infrastructure delivery, including triggers and arrangements to prevent interruption of delivery across phase boundaries; and
- v) whether any part of the phase contains wetland features (e.g. ponds,

swales and balancing features).

The information to be provided under part ii) above shall include the following on-site infrastructure:

- a. The delivery of the Nine Mile Ride Extension and other primary and secondary roads;
- b. Improvements to existing highways including new/improved access junctions and upgraded pedestrian and cycling infrastructure;
- c. Footpath, bridleway and cycle links within the site and connecting to the external network;
- d. Secondary school;
- e. Primary school;
- f. Infrastructure proposed in the District Centre and Village Green area including:
 - i. Community facility
 - ii. Food store
 - iii. Retail/commercial floorspace
 - iv. Healthcare facility
 - v. Early years
 - vi. Transport interchange
 - vii. Extra Care housing
 - viii. Any other use (as agreed)
- g. Neighbourhood Centre incorporating retail and community uses;
- h. Affordable housing (including details of size, type and tenure mix for each phase);
- i. Works (including interpretation) to the infirmary stables, medieval moat and Moat House;
- j. Green infrastructure including Suitable Alternative Natural Greenspaces (SANGs); sports pitches and ancillary facilities (including dual use of school facilities), children's play (including LAPs), and allotments; and
- k. Detention basins, balancing ponds and other drainage features.

Development shall be carried out in accordance with the approved phasing strategy.

Reason: To ensure comprehensive planning of the site within the wider Arborfield Strategic Development Location, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Strategic Development Location Supplementary Planning Document (October 2011).

Development Briefs

5. Before the submission of reserved matters for the phases containing the following areas, or within a period of two years from the date of commencement of development (whichever the sooner), a Development Brief for each of the following parts of the site (as defined on Drawing No: DevBrief1) shall be submitted together to and approved in writing by the Local Planning Authority:
 - 1) The District Centre, Village Green, Secondary School and Parcels N, M and R ("The District Centre area") or
 - 2) The Neighbourhood Centre;

Details pursuant to reserved matters shall be in accordance with the approved Development Brief.

In bringing forward the Development Briefs, details shall be provided to the Local Planning Authority of the means of public engagement in formulating the design of each Brief.

(1) The District Centre Area Development Brief shall respect the vision and principles of the garden village taking account scale and proportions of buildings and spaces; and shall contain:

General

- a. Existing landscape features to be retained;
- b. The proposed landscape framework, including structural planting;
- c. General layout, arrangement of land uses, boundaries, built form, housing densities, site coverage and plot ratios, and design principles having regard to the need to facilitate dual use of the secondary school facilities;
- d. Details of the proposed housing mix based on size, type and tenure;
- e. Details, location and timing of areas of open space and allotments;
- f. A parking and servicing strategy for the commercial, community and residential uses within the district centre, the secondary school, and the community use of the school facilities, taking into consideration the potential for facilities to share parking;
- g. Measures to demonstrate how the development would achieve Secured by Design principles;
- h. Measures to ensure sustainable design and construction in accordance with the Sustainable Design and Construction SPD (2010) or successor document, and consideration of the suitability and feasibility of energy supply from renewable and low carbon technologies, including district heating.
- i. Details, location and timing for the provision of public art;

Specific Uses

- j. Details, location and timing of the mixed uses in the district centre, with a programme for at least 25% of the commercial floorspace to be complete by the occupation of the 1000th residential unit;
- k. Retail strategy to promote the viability of the centre, including limiting the amount of floorspace within Use Class A5 (of the Town and Country Planning (Use Classes) Order 1987 (as amended)) (Hot food takeaways).
- l. Details, location and timing for the provision of a community building;
- m. Details, location and timing of 80 units of Extra Care Housing including details of how the use would be integrated into the wider area;
- n. Details, location and timing of public transport facilities including the public transport interchange and bus turning facilities; and
- o. Details, location and timing of the recycling facilities including parking/dropping off areas;

Infirmiry Stables

- p. A detailed assessment of the curtilage, setting and key views to the infirmiry stables to inform the detailed design and layout for Parcels M and N (as shown on the Land Use Parameter Plan PL06) and the uses and

- greenspace around the stables;
- q. Details of the re-use of the Infirmary Stables and a scheme for their historic interpretation;

Green/School

- r. A lighting strategy designed to provide a safe environment whilst preventing light spill having an adverse impact on ecology, the SANG, the character of the adjoining countryside, or the amenities of neighbouring properties;
- s. Details and timing of the pedestrian and cycle links to the secondary school and the wider network;
- t. A strategy for achieving noise levels in in the school in accordance with Building Bulletin 93 – *Acoustic Design of Schools – a Design Guide* or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

(2) The Neighbourhood Centre Development Brief, which shall be submitted at the same time as the District Centre Area Development Brief, shall contain:

- a. General layout, arrangement of land uses, boundaries, built form and design principles;
- b. Existing landscape features to be retained;
- c. Proposed landscape framework, including structural planting;
- d. Details of the proposed housing mix based on size, type and tenure;
- e. Details and location of areas of open space;
- f. Details including timing of the provision of a mixed use development;
- g. Retail strategy to promote viability of centre, including limiting the proportion of floorspace within Use Class A5 (of the Town and Country Planning (Use Classes) Order 1987 (as amended)) (Hot food takeaway).
- h. A parking and servicing strategy for the commercial, community and residential uses within the neighbourhood centre, taking into consideration the potential for facilities to share parking;
- i. Recycling facilities
- j. Details and timing of the pedestrian and cycle links to the primary school and the wider network;
- k. Measures to demonstrate how the development would achieve Secured by Design principles; and
- l. Details, location and timing for the provision of public art.

Reason: To secure comprehensive planning and design of the site, to be in accordance with the NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17 and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

- 6. Before submission of the reserved matters for the sub-phases containing:
 - 1. The Moat, Moat House, Parcels S and AA (“The Moat area”);
 - 2. The Primary School;
 - 3. The Linear Park.

as defined on Drawing No: DevBrief2, a Development Brief for each of these parts of the site shall be submitted to and approved in writing by the Local

Planning Authority and the details pursuant to reserved matters shall be in accordance with the approved Development Brief.

In bringing forward the Development Briefs, details shall be provided to the Local Planning Authority of the means of public engagement in formulating the design of each Brief.

(1) The Moat and Moat House Development Brief shall contain:

- a. General layout, arrangement of land uses, boundaries, built form and design principles (including how development would achieve Secured by Design principles);
- b. Existing landscape features to be retained;
- c. Proposed landscape framework, including structural planting;
- d. A comprehensive assessment of the curtilage, setting and key views to the moat and Moat House to inform the acceptability of development in Parcel S and the detailed design and layout of development in Parcel AA;
- e. A long-term management plan for the moat;
- f. Details and timing of the re-use of Moat House; and
- g. A scheme of interpretation for the heritage assets.

(2) The Primary School Development Brief shall contain:

- a. General layout, arrangement of land uses, boundaries, built form and design principles (including how development would achieve Secured by Design principles) having regard to the need to facilitate the dual use of the school;
- b. Existing landscape features to be retained;
- c. Proposed landscape framework, including structural planting
- d. Details of how the school could be expanded with a third form of entry in the future;
- e. Details including timing of the pedestrian and cycle links to the neighbourhood centre and the wider pedestrian and cycle network;
- f. A parking and servicing strategy for the school and community use of the school facilities taking into consideration the potential for facilities to share parking;
- g. A lighting strategy designed to provide a safe environment whilst preventing light spill having an adverse impact on the amenities of neighbouring properties;
- h. Measures to demonstrate how the development would achieve Secured by Design principles; and
- i. A strategy for achieving noise levels in accordance with Building Bulletin 93 – *Acoustic Design of Schools – a Design Guide* or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

(3) The Linear Park Development Brief shall contain:

- a. Existing landscape features to be retained;
- b. The proposed landscape framework, including structural planting;
- c. Details and location of areas of open space and land use;
- d. Details and timing of the pedestrian and cycle links within and beyond the linear park demonstrating how these integrate into the wider access strategy for the site;

- e. A lighting strategy designed to provide a safe environment whilst preventing light spill having an adverse impact on the ecology of the proposed linear park and SANG, and the character of the adjoining countryside;
- f. Drainage Strategy, identifying the design and location of any SUDS features;
- g. Details of the proposed bridleway, with an interim temporary alignment if necessary;
- h. Details of any ground re-contouring required within the site;
- i. Details of the edge treatment;
- j. Measures to show how development would achieve Secured by Design principles; and
- k. Details, location and timing for the provision of public art.

Development shall thereafter be carried out in accordance with the approved Development Area Design Briefs.

Reason: To secure comprehensive planning and design of the site and to be in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17 and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Design Codes

7. Save for the areas covered by Development Briefs, prior to the submission of reserved matters applications for any phase of the development, a Design Code shall be submitted to and approved in writing by the Local Planning Authority for that phase of the development. Each Design Code will clearly identify and define the boundary and extent of the development to be implemented and which consent is to be implemented. The development hereby permitted shall be carried out in accordance with the approved design code. The Design Code shall include the following:
- a. Principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
 - b. Built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
 - c. Principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
 - d. Principles for boundary treatments;
 - e. Structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
 - f. Design of the public realm, including layout and design of squares, areas of public open space, areas for play and allotments;
 - g. Open space needs including sustainable urban drainage;
 - h. Conservation of flora and fauna interests;
 - i. Provision to be made for art where appropriate to that phase;
 - j. A strategy for a hierarchy of streets and spaces;
 - k. Alignment, width, and surface materials (quality, colour and texture)

proposed for all footways, (including proposed Public Rights of Way), cycleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;

- l. On-street and off-street residential and commercial vehicular parking and/or loading areas;
- m. Cycle parking and storage;
- n. Means to discourage casual parking and to encourage parking only in designated spaces;
- o. Measures to demonstrate how the development would achieve Secured by Design principles;
- p. Integration of strategic utility requirements, landscaping and highway design;
- q. Details of public art; and
- r. Measures to ensure sustainable design and construction in accordance with the Sustainable Design and Construction SPD (2010) or successor document;

All applications for Reserved Matters applications shall be accompanied by a Design Statement which shall explain how the proposals conform to the requirements of the detailed design code.

Reason: To secure the comprehensive planning and design of the development and to be in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, CP2, CP3, CP6, CP7, and CP18, Managing Development Delivery Local Plan Policies CC03, CC04 and CC10, and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Materials

8. Before development commences in any phase, samples and details of the materials to be used in the construction of the external surfaces of the buildings, footways, highways and other hard surfaces, consistent with the approved development Brief and/or Design Code for the phase shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality development in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Permitted Development

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E, of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3

Trees, Landscape and Ecology

Landscape Strategy

9. Prior to the submission of a reserved matters application for any sub phase of the development, an overarching landscape strategy for the whole site shall be submitted and approved in writing by the Local Authority. The landscape strategy shall be based on the Open Space Parameters Plan and provide more detailed information on the types of structural planting proposed throughout the site and how this relates to the existing landscape features to be retained. It should also define the location of footpaths and bridleways and other linkages to the SANG and public rights of way off site as well as SUDs proposals and all formal recreational locations. Development shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the reserved matters applications are linked together by a consistent landscaping approach in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Levels

10. The reserved matters for each phase of the development shall include a measured survey of that site and a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) including highways and finished floor levels. This shall be submitted to and approved in writing by the Local Planning Authority, and development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Arboricultural Implications Assessment

11. The reserved matters for each phase of the development shall include an updated Arboricultural Implications Assessment for that area. The Assessment will inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.

Reason: To ensure retention and appropriate protection of trees and other vegetation that are important to the character of the proposed development and wider area in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Hard and Soft Landscaping Scheme

12. No phase of the development hereby permitted shall commence until full details of a hard and soft landscaping scheme consistent with the Design Brief or Design Code for that phase have been submitted to and approved in writing by the Local

Planning Authority. These details shall include, as appropriate:

- a. existing trees, hedgerows and other landscape features to be retained (it is expected that through detail design additional existing trees should be retained where possible);
- b. soft landscaping details including a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- c. new strategic tree planting to compensate for the loss of existing trees to be removed;
- d. details of construction methods in the vicinity of retained trees;
- e. details of pit design for tree planting within streets or areas of hard landscaping;
- f. existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling, and earth works;
- g. hard landscaping materials;
- h. locations and specifications for street furniture and minor artefacts including signs, seats, bollards, cycle racks, bus shelters, lighting columns; planters, refuse bins, play areas and equipment;
- i. existing and proposed services above and below ground;
- j. boundary treatments and means of enclosure including particulars of height, materials, brick bonds and fencing styles; and
- k. a timetable for works in relation to the development of the site.

Hard and soft landscaping shall be implemented in accordance with the approved scheme.

Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.

Reason: In the interests of visual amenity in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1 and CP3 Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Arboricultural Method Statement for Works

13.

- i. No development or other operation shall commence within each phase until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent that phase in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development of that phase including, (unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access

construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

- ii. No development in any phase (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
- iii. No excavations for services, storage of material or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the approved scheme.
- iv. The fencing or other works which are part of the approved scheme shall not be moved or removed, temporarily or otherwise, until all works including external works in the phase have been completed and all equipment, machinery and surplus materials removed from the phase, unless the prior approval of the Local Planning Authority has first been sought and obtained.

Reason: To secure the protection, throughout the time that the development is being carried out, of trees shrubs or hedgerows growing within or adjacent to the site which are of amenity value in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Veteran and Near-Veteran Tree Strategy

14. The reserved matters applications for each phase of the development shall include a detailed veteran and near-future veteran tree mitigation strategy (covering all trees with a trunk diameter in excess of 100cm). Each detailed veteran and near-future veteran tree mitigation strategy shall include the following:
 - a. Veteran and near-future veteran tree buffer zone of sufficient size to allow for the long-term retention of the trees. These buffer zones should have a radius of not less than 15 x the DBH and should not include formal POS or areas of private garden other than in exceptional circumstances.
 - b. Individual veteran and near-future veteran tree management plans including details of all the tree works that are required to maintain the trees ecological value.

The management plans should cover a period of 10 years from the commencement of development of that phase. The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP7.

Landscape and Ecological Management Plan (LEMP)

15. The reserved matters for any phase of the development shall include a detailed Landscape and Ecological Management Plan. Each detailed Landscape and Ecological Management Plan shall be in accordance with the mitigation, contingency and enhancement measures contained within table 13.23 of the submitted Environmental Statement Reference AGLC/HPA/DOC/5 (AECOM, October 2014) and the submitted Arborfield Garrison - BAP(AECOM, October 2014). The detailed Landscape and Ecological Management Plans shall include all the mitigation, compensation and enhancement measures contained within table 13.23 of the submitted Environmental Statement Reference AGLC/HPA/DOC/5 (AECOM, October 2014) and shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained in accordance with NPPF, Wokingham Borough Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Hedgerows

16. The reserved matters for any sub phase of the development shall include a detailed hedgerow mitigation and compensation strategy. Each detailed hedgerow mitigation and compensation strategy shall be in accordance with the submitted Arborfield Garrison – Hedgerow Survey Report and Strategy (AECOM Environment, Sept 2014) and shall include.
- a. Details of any buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances.
 - b. The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.
 - c. Details of measures to ensure that removal of any hedgerow does not adversely affect the ecological permeability of the site.
 - d. A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.
 - e. A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.
 - f. Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7

Bats

17. The reserved matters for any sub phase of the development shall include a detailed bat mitigation strategy. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Figure B: Key Bat Mitigation Areas (Replacement Roosts and Retained/Enhanced Foraging and Commuting Corridors) of the suitable bat foraging and commuting, of the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014) and should be in accordance with the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014). The mitigation, contingency and enhancement measures contained within the submitted Arborfield Garrison – Bat Mitigation Strategy (AECOM Environment, Sept 2014) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

18. No development shall take place until a Natural England Development licence has been obtained by the applicant.

Reason: To ensure there would be no harm to bats in accordance with Wokingham Borough Core Strategy Policy CP7.

Reptiles

19. The reserved matters for any sub phase of the development shall include a detailed reptile mitigation strategy. Each detailed reptile mitigation strategy shall be in accordance with the reptile mitigation and contingency measures contained within the submitted Arborfield Garrison – Reptile Mitigation Strategy (AECOM Environment, Oct 2014). The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7

UK BAP Species

20. The reserved matters for any sub phase of the development shall include a detailed scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs). The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7

Non-native Invasive Species

21. The reserved matters for any sub phase of the development shall include a detailed non-native invasive species management plan. The detailed non-native invasive species management plan shall be in accordance with the mitigation, contingency and enhancement measures contained within the submitted

Arborfield Garrison – Non-Native Invasive Species Strategy (AECOM Environment, Sept 2014). The detailed non-native invasive species management plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7

Transport and highways

Size of Primary School

22. If the primary school is to exceed two forms of entry, the reserved matters application for that phase of the development shall include an assessment of the potential additional traffic effects.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Detailed design of roads

23. No development within any phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details of:
- a. The width, alignment, gradient and surface materials for any propose roads/ footways/ footpaths/ cycleways within and serving that development phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;
 - b. Bus access, egress and turning.

The development shall be carried out in accordance with these approved details.

Reason: To ensure that the road, footway, footpath, cycleway, street lighting and surface water drainage are constructed to an appropriate standard to serve the development and provide access for public transport in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Construction Accesses

24. Details of any construction access(es) to be provided for each phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that phase and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Car Parking

25. The reserved matters for any phase of the development shall include details of car and motorcycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that phase. No building shall be occupied and the use of public open space shall not commence until the vehicular accesses,

driveways, parking and turning areas to serve it have been provided in accordance with the approved details unless otherwise agreed by the Local Planning Authority.

Reason: In the interests of highway safety and convenience in accordance with NPPF Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Cycle parking

26. The reserved matters for any phase of the development shall include details of cycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that phase. No building shall be occupied and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained thereafter for its intended purpose, unless otherwise agreed by the Local Planning Authority.

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 and the Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Conversion of garages or car ports

27. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any Order revoking and re-enacting that Order within or without modification), any garage, carport, or area of undercroft parking accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall be erected in accordance with the approved reserved matters and shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: To ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Parking Management and Servicing Strategy

28. The reserved matters for the phases containing the District Centre, Neighbourhood Centre, Primary School and Secondary School shall include a servicing and parking management strategy including service yards and parking and turning for commercial vehicles as necessary. The servicing shall be provided in accordance with the approved details before first use of each phase it is intended to serve and retained thereafter.

Reason: In the interests of highway safety and convenience in accordance with

Wokingham Borough Core Strategy Policies CP1 and CP6.

Walking, Cycling and Equine Strategy

29. Prior to the commencement of development, a Walking, Cycling and Equine Strategy for the whole development in conformity with the Proposed Linkages Strategy (as outlined in the Green Infrastructure Strategy Addendum Document, January 2015) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed strategy thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure satisfactory development in the interests of sustainable travel in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Phased Public Transport Strategy

30. The first reserved matters application shall include a phased public transport strategy identifying bus routes and the location of bus stops within the entire application site (covered by this outline application) in the context of the bus strategy for the entire Arborfield Strategic Development Location.

Reserved matters for each phase thereafter shall demonstrate satisfactory public transport accessibility consistent with the phased public transport strategy. The development shall be implemented in accordance with the agreed strategy, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Bus Routes

31. All buses shall be routed on primary or secondary streets as defined in the Design and Access Statement, unless otherwise agreed in writing by the Local Planning Authority. If on a secondary route, the highway would need to be widened from 5.5m to 6.1m with a smooth geometry suitable for buses and to include a 3m shared pedestrian and cycle route unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Commercial)

32. Prior to the occupation of each commercial unit, a travel plan or alternative 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, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in

accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Primary School)

33. Prior to the first occupation of the Primary School, a School Travel Plan or alternative shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed Travel Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Secondary School)

34. Prior to the first occupation of the Secondary School, a School Travel Plan or alternative shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the agreed Travel Plan, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Car parking in Parcel K

35. Prior to the commencement of development in Parcel K (as shown on Land Use Plan PL06), details showing adequate alternative parking for the Garrison Church and sports pitches shall be submitted to and approved in writing by the Local Planning Authority. The alternative parking shall be implemented in accordance with the approved details, made available prior to the commencement of development in Parcel K, and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of highway safety and convenience in accordance with NPPF Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Flooding and Drainage

Fluvial Flooding

36. The development permitted by this planning permission shall be carried in accordance with the Arborfield Garrison SDL Flood Risk Assessment Revision Number 4 Revised following updated hydraulic modelling dated 04/03/15 Job No 60312043 Reference FRA/Modelling Report/003 unless otherwise agreed in writing by the Local Planning Authority, and shall include the following mitigation measures detailed below:
- a) No built development within the agreed 1 in 100 year plus climate change extents.
 - b) A sequential approach must be undertaken on the site to locate built

development within areas at the lowest flood risk and where required mitigation provided to ensure no increase in flood risk.

- c) The finished floor levels of the buildings shall be set no lower than the height of the agreed 1 in 100 plus climate change level with an allowance of 300mm for freeboard.

Reason: To avoid an increase in flood risk; ensure that the sequential approach is adopted on site in line with the National Planning Policy Framework (NPPF) to avoid development within the agreed flood extent; and to reduce the risk of flooding to the proposed development and future occupants.

37. No part of the development within each phase shall commence until a detailed scheme of compensatory storage has been submitted to and approved in writing by the Local Planning authority. For any loss of floodplain storage within the 1 in 100 year (plus allowance for climate change) flood extent, the scheme shall provide for compensatory level for level, volume for volume flood plain storage within that phase of development. The scheme shall be fully implemented and subsequently maintained in accordance with the approved details.

Reason: To ensure that any reconfiguring of land within the agreed floodplain is mitigated for thereby preventing an increase in flood risk.

38. No part of the development within each phase shall commence until the design floodplain modelling has been updated to take account of the detailed layout and the results submitted to and approved in writing by the local planning authority. The modelling should be in the form of an addendum to the Flood Risk Assessment and include a model log with all model files documented and clearly referenced.

Reason: To ensure that the full extent of the flood risk is modelled accurately to ensure that proposals are based on the detailed layout. This is to ensure that development will not be built in areas of flood risk and that flood risk is not increased due to the development proposals, and to be in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

39. The development hereby permitted shall not be commenced until such time as a scheme to ensure that a route of safe access and egress can be provided from each residential parcel to a suitable safe haven has been submitted to, and approved in writing by, the Local Planning Authority (LPA). The scheme shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the LPA.

Reason: To ensure safe access and egress from and to the site, in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC09 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Surface Water

40. The development hereby permitted shall be carried out in accordance with the

approved Foul and Surface Water Drainage Strategy Revision 3 Updated drainage strategy plan and phasing plan included dated 03/03/15 Job No 60312043 Reference DS/001 including the mitigation measures detailed in this strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase flood risk in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

41. No part of the development within a phase shall take place until a surface water drainage scheme for the phase, based on sustainable drainage principles outlined in the agreed FRA (Foul and Surface Water Drainage Strategy Revision 3 Updated drainage strategy plan and phasing plan included dated 03/03/15 Job No 60312043 Reference DS/001) and an assessment of the hydrological and hydrogeological context of the development, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- a. Detailed surface water drainage calculations for all rainfall events (1 in 1, 1 in 30 and 1 in 100) up to and including the 1 in 100 plus climate change storm event.
 - b. Demonstration that there will be no flooding on the site up to the 1 in 30 storm event and that and flooding up to the 1 in 100 plus climate change storm event can be safely stored within the site without increasing flood risk to the surrounding area.
 - c. SuDS features shall be located outside of the 1 in 100 year plus 20% allowance for climate change flood level.
 - d. Limiting the discharge rate from the entire site to Greenfield rates
 - e. Details of the feasibility of the use of soakaways in line with BRE 365 to demonstrate whether they are technically feasible and confirmation that there will be a minimum of 1 metre between the base of the infiltration device and the water table.
 - f. Information on the hierarchy of options to explain the choice of any proposed SuDS technique.
 - g. Details of how the scheme shall be maintained and managed after completion.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

42. No development shall take place within each phase until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:
- a. Wherever practical, measures to manage surface water at the surface through incorporation of SuDS that integrate with wider landscape proposals and provide a range of benefits in terms of amenity provision, ecological enhancements and water quality;
 - b. Demonstration of where and how surface water attenuation shall be provided across the site and that attenuation features are adequately sized to serve the

- development for all events up to and including the 1 in 100 year plus allowances for climate change taking into consideration detailed intrusive site investigations at the site;
- c. Details of the phased implementation of the drainage system(s) and demonstration that flood risk will not be exacerbated at any time during installation;
 - d. Details of the implementation of the drainage system(s) and demonstration that water quality will not be impacted at any time during installation;
 - e. Details of the implementation and final state of the drainage system(s) and demonstration that the structural integrity of receiving watercourses will not be impacted at any time;
 - f. Clear definition of where surface water outfalls will discharge and demonstration that discharges and attenuation volumes have accounted for the effect of flood levels on receiving water bodies;
 - g. Demonstration that any seasonal variation in groundwater levels has been considered in the sizing and location of SuDS features;
 - h. Details of the freeboard allowance for any structures required to cross ditches and/or watercourses requiring demonstration that structures do not increase flood risk in all areas upstream and downstream of the proposed development;
 - i. Detailed hydraulic modelling of the drainage system(s) incorporating the watercourses, SuDS features both online and offline and demonstration that SuDS storage is not compromised by fluvial flood flows / levels;
 - j. Full details of the maintenance and/or adoption proposals /agreements for the development covering all aspects of the proposed drainage system(s), with provision for annual inspection reports to be submitted to the Local Authority for any SUDS that will be retained by private management companies.

Development should be implemented in accordance with the approved details and thereafter retained unless otherwise agreed in writing by the Local Planning Authority.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Wetland features

43. Where the approved Phasing Strategy identifies a phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that phase shall be commenced until detailed designs for the wetland features have been approved in writing by the Local Planning Authority. Implementation shall be as approved and the wetland features shall be maintained and retained thereafter in accordance the approved details.

Reason: To ensure that any wetland features are designed to maximise their nature conservation benefits and to ensure they provide appropriate flood mitigation in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP7 and the Managing Development Delivery Local Plan Policy TB23 and the Arborfield Strategic Development Location Supplementary

Retail

Comparison Floorspace in Food Store

44. The retail food store hereby permitted shall not exceed 4,000 sqm (gross internal floorspace). Comparison goods shall not exceed 25% of the net sales floorspace.

Reason: To ensure the food store principally provides convenience floorspace and is compatible with the retail character of the centre, and to prevent an adverse impact upon other retail centres in accordance with Core Strategy Policy CP18 and Appendix 7, and Policy TB15 of the Managing Development Delivery Document (Local Plan).

Unit Sizes in District Centre

45. With the exception of the retail food store, each unit within the A Class Uses hereby permitted in the District Centre shall not exceed a maximum floor area of 150 sqm (gross internal floorspace) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the units are compatible with the retail character of the centre, and maintain its vitality in accordance with Core Strategy Policy CP18 and Appendix 7 and Policy TB15 of the Managing Development Delivery Document (Local Plan).

Comparison Floorspace

46. With the exception of the floorspace in the retail food store, the total net sales floorspace selling comparison goods shall not exceed 600 sqm.

Reason: To ensure the District Centre principally provides convenience retail to deliver the Concept Rationale set out in Appendix 7 of the Core Strategy, to ensure the vitality of the District Centre, and to prevent an adverse impact other retail centres, in accordance with Core Strategy Policy CP18 and Appendix 7.

Utilities

Thames Water

47. Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved in writing by the Local Planning Authority. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Relevant Policies: NPPF and Core Strategy Policy CP1, and CC09 and CC10 of the Managing Development Delivery Local Plan.

Broadband

48. All new dwellings, schools, commercial and non-commercial buildings shall be

provided with ducting that shall enable the connection of broadband or similar technologies.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014).

Sustainable Design and Construction

Code for Sustainable Homes

49. The reserved matters for each phase shall demonstrate how:
- a) Dwellings will be designed to achieve at least Code for Sustainable Homes Level Four; and
 - b) Non-residential buildings will be designed to achieve at least BREEAM 'very good' certification, other than the secondary school which will be designed to achieve at least BREEAM 'good' certification;

or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase.

Development shall be carried out in accordance with the approved details and so retained thereafter unless otherwise agreed in writing by the Local Planning Authority. No buildings shall be occupied until a Final Certificate has been issued for it by an accredited assessor certifying that the level or certification stated above has been achieved.

Reason: To ensure developments contribute to sustainable development in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP3, and the Managing Development Delivery Local Plan Policy CC04 and CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Low and Zero Carbon Technologies

50. The reserved matters for each phase of the development shall include either:
- a. Details to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations; or
 - b. An alternative strategy which can demonstrate a greater carbon saving than would be achieved by a. (above).

The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04 and CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Lifetime Homes

51. The reserved matters for each phase of the development shall provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings in that phase will be designed and constructed to Lifetime Homes standards (or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase). Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To meet the changing needs of future occupiers in accordance with Policy TB05 of the Managing Development Delivery Local Plan.

Other Sustainability Measures

52. The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden, and the schools to be provided with:
- water butt of an appropriate size installed to maximise rainwater collection; and
 - space for composting

Unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

53. The reserved matters for each phase of the development shall include measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

54. The reserved matters for each phase of the development shall incorporate internal and external spaces for the storage of refuse and recyclable materials for all dwellings within the phase, the school and the commercial units, and provision in accordance with the approved details shall be made prior to occupation of any 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 the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Environmental Health

Lighting

55. No floodlighting or other form of external lighting in each phase shall be installed unless it is in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting including details of lighting for all principal highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

Contaminated land

56. Unless otherwise agreed by the Local Planning Authority, within each phase, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions (i) to (iv) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

(i). Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (a) a survey of the extent, scale and nature of contamination;
- (b) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archeological sites and ancient monuments;
- (c) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

(ii). Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

(iii). Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

(iv). Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. A investigation and risk assessment must be undertaken in accordance with the requirements of condition (i), and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition (ii), which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition (iii).

(v). Long Term Monitoring and Maintenance.

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other

offsite receptors.

Noise Insulation for Dwellings

57. The dwellings hereby approved shall be designed and/or insulated so as to provide attenuation against externally generated noise in accordance with a mitigation scheme to be submitted to and approved in writing by the Local Planning Authority before commencement of development within any phase. The scheme shall ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings shall not exceed 35 dB LAeq (16 hour) 07:00-23:00 during the daytime and 30 dB LAeq (8 hour) 23:00-07:00 during the night assuming full road traffic flows at the outset. The design and/or insulation measures identified in the scheme shall ensure that ambient internal noise levels and the noise levels within gardens for the dwellings meet the BS8233/1999 Sound insulation and noise reduction for buildings design range 'good' for living accommodation. The approved mitigation measures to serve each dwelling shall be implemented prior to occupation and retained thereafter.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Noise Insulation for Schools

58. The schools hereby approved shall be designed and/or insulated so as to provide attenuation against externally generated noise in accordance with a mitigation scheme to be submitted to and approved in writing by the Local Planning Authority before its construction commences. The scheme shall ensure that all noise implications are mitigated so that internal and external ambient noise levels comply with Building Bulletin 93 – Acoustic Design of Schools – a Design Guide or any document that supersedes it.

No part of the school building or external space shall be occupied or brought into use until the noise mitigation measures to serve it have been implemented in accordance with the approved details and the measures shall be retained thereafter.

Reason: to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3, the Managing Development Delivery Local Plan Policy CC06.

Noise from Externally Mounted Plant (Operational)

59. All plant machinery and equipment installed or operated in connection with this permission (including fans, ductings and external openings) shall be so enclosed and/or attenuated that noise emitted does not exceed at any time a level of 5dB(A) below the existing background level (LA90)(or10dB(A) if there is a particular tonal quality) when measured according to BS4142-2014, at a point one metre external to the nearest residential or noise sensitive property.

No such equipment shall be installed within any phase of the development until a scheme of noise attenuation measures has been submitted to and approved in writing by the Local Planning Authority. The equipment shall be installed in accordance with the approved details before the use of the building it is intended

to serve commences and retained thereafter.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014) and External Noise - WHO Guidelines for Community Noise.

Noise from Shops, Takeaways and other Non-Residential Uses

60. Before development commences for uses within Class A (shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways) or Class D1 (non-residential institutions) (of the Town and Country Planning (Use Classes) Order 1987 (as amended)), a scheme specifying the provisions to be made for the control of noise emanating from those premises and from delivery vehicles shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details before first occupation of the premises to which the details relate, and be retained thereafter.

Reason: To protect the amenities of occupiers of nearby premises from unreasonable noise levels in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Ventilation and Odour

61. Before development commences for uses within Class A (shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways) or Class D1 (non-residential institutions) (of the Town and Country Planning (Use Classes) Order 1987 (as amended)), details of the kitchen extract ventilation systems or such other steps as may be necessary to minimise the effects of odour from the preparation of food associated with that development, including measures to control the discharge of smell and fumes shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first use of the premises and retained thereafter.

Reason: In the interests of the amenities of neighbouring occupiers, in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014).

Hours of operation of non-residential development

62. Before occupation of each unit of non-residential development, details of the hours of operation of those premises, hours of outside use of the premises, and hours of deliveries, shall be submitted to and be approved in writing by the Local Planning Authority. The unit shall be occupied in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenities and to ensure that the development is not unneighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Construction Management

Construction Environmental Management Plan

63. Before each phase of the development hereby permitted is commenced, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. The Plan will detail the measures to be implemented to protect site workers, site users, sensitive receptors and the environment arising from the development hereby permitted. Construction of each phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each phase CEMP shall include the following matters:
- i) A construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
 - ii) Loading and unloading of plant and materials;
 - iii) Storage of plant and materials;
 - iv) A construction traffic management plan including a programme of works, measures for traffic management, details of the haul routes to be used to access the development, and potential vehicle numbers;
 - v) Piling techniques including types of piling rig and earth moving machinery;
 - vi) Provision of boundary hoarding;
 - vii) Protection of the aquatic environment in terms of water quantity and quality;
 - viii) Details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;
 - ix) Details of measures to prevent mud from vehicles leaving the site during construction;
 - x) Details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
 - xi) Lighting on site during construction (including temporary);
 - xii) Measures to ensure no on site fires during construction;
 - xiii) Details of demolition, including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;
 - xiv) Details of the temporary surface water management measures to be provided during the construction phase;
 - xv) Details of the excavation of materials and the subsurface construction methodology and
 - xvi) Implementation of the CEMP through an environmental management system;
 - xvii) Appointment of a Construction Liaison Officer.
 - xviii) Monitoring and review mechanisms;

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6.

Demolition on secondary school site

64. Prior to the commencement of development, only the buildings identified in red on Plan N81-2240-SSA02 shall be demolished as part of the school site clearance works. Prior to the demolition of any building, a demolition protocol (including recording of the buildings) shall be submitted to and approved by the Local Planning Authority in writing. The demolition will be carried out in accordance with the agreed protocol unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate environmental safeguards are in place and to provide a suitable site for the effective delivery of Arborfield Secondary School, in accordance with Core Strategy CP18 and Communities and Local Government Policy Statement – Planning for Schools Development.

Demolition Plan

65. Prior to the commencement of development in each phase, a Material Management and Soil Resources Plan (MM&SRP) and Site Waste Management Plan for that phase of the development, shall be submitted to and approved in writing by the Local Planning Authority. The MM&SRP shall include details of soil stockpiling, local sourcing of materials/resources and the re-use and recycling of materials from demolition on site. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To minimise waste in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010).

Working Hours

66. No works relating to the development hereby approved, including preparation prior to building operations, shall be undertaken:
- Outside the hours of 0800 - 1800 on Mondays to Fridays (inclusive);
 - Outside the hours of 0800 - 1300 on Saturdays; and
 - On Sundays and on public holidays.

Reason: To protect occupants of nearby dwellings from noise and disturbance outside the permitted hours during the construction period in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Heritage

Archaeology

67. Prior to the submission of the first reserved matters application for each phase of the development, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.

The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation,

recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

Langley Common Farmhouse and Stables

68. Notwithstanding the details shown on Demolition Plan PL15-Rev E, prior to the commencement of development in Parcel Z, a detailed assessment of the heritage significance and the suitability for re-use of Langley Common Farmhouse and the U-shaped range of stables to its immediate south-east, including details of re-use, should be submitted to and approved in writing by the Local Planning Authority. Development should be carried out in accordance with the approved details.

Reason: To ensure that the significance of these locally significant buildings is respected in accordance with the NPPF, Core Strategy Policy TB3 and Policy TB26 of the Managing Development Delivery Document.

Protection of Retained Buildings

69. Prior to the commencement of development, details shall be submitted to and approved by the Local Planning Authority to show how all buildings to be retained on the site (including the Moat House, the Garrison Church and Langley Common Farmhouse and the adjacent stables, but not including the infirmary stables), will:

- a. Be used throughout the development; or
- b. Secured and protected prior to their redevelopment.

Development should be carried out in accordance with the approved details.

Reason: To ensure that the fabric of the buildings is not allowed to fall into disrepair, and the significance of the buildings are protected in accordance with the NPPF, Core Strategy Policy TB3 and Policy TB24 of the Managing Development Delivery Document.

Building Recording

70. Prior to the commencement of development, a recording brief setting out a programme of building recording appropriate to each building's heritage significance (based upon English Heritage best practice), shall be submitted to and approved by the Local Planning Authority in writing.

The buildings shall then be recorded in accordance with the agreed brief, and the results submitted to and approved by the Local Planning Authority in writing prior to any alterations, demolition or other development taking place, with the exception of those works that have been agreed in writing by the Local Planning Authority as necessary to make the buildings secure and waterproof.

Reason: To allow the significance of the buildings Garrison to be understood in

the future, in accordance with the NPPF, Core Strategy Policy TB3 and Policy TB24 of the Managing Development Delivery Document.

Other

Fire Hydrants

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

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Borough Core Strategy Policy CP4.

Sprinklers

72. Before the commencement of development of any phase containing the schools and any mixed use buildings within the District or Neighbourhood Centre, a risk assessment and strategy for controlling the spread of fire, which should include use of sprinkler systems and/or other measures shall be submitted to and approved in writing by the Local Planning Authority, and installed and maintained thereafter.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Borough Core Strategy Policy CP4.

Conversion of the Gym

Use Temporary and Restricted

73. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the MoD Gymnasium hereby permitted for change of use, shall not be used for any purpose other than as a gymnasium and for no other use within Classes D1 or D2. The use shall only be permitted for a period of 60 months from the date of its first use as a public gymnasium, and should thereafter cease unless otherwise agreed in writing by the Local Planning Authority. Prior to the 56th month from the date of its first use, a written strategy setting out the long-term future of the building, including options for its potential re-use or demolition should be submitted to the Local Planning Authority for approval in writing. Development should be carried out in accordance with the approved details.

Reason: To prevent the building being used for purposes that would have a high requirement for parking spaces and that would be inappropriate in this location, and to allow the comprehensive masterplanning of the District Centre in accordance with Core Strategy Policies CP1, CP3 and Appendix 7.

Community Use of the MoD Gym

74. Prior to the gym being used by any user group other than in connection with the secondary school, a parking strategy shall be submitted to, and approved in writing by the Local Planning Authority, to demonstrate how the facility would be accessed by the public and where users would park cars, motorcycles or

bicycles. Access and parking should take place in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: Satisfactory parking provision has not been demonstrated. In the interests of highway safety and residential amenity, in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6.

75. Prior to the gym being used by any user group other than in connection with the secondary school, the operational times shall be submitted to, and approved in writing by the Local Planning Authority. Use should thereafter take place in accordance with the approved details.

Reason: In the interests of residential amenity, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

Detailed SANGs

Details of crossing point in Northern SANG

76. Prior to the commencement of development in the Northern SANG, or any works of laying out or planting in the Northern SANG, a scheme to show details of the pedestrian and cycle crossing points on Biggs Lane to serve the Northern SANG shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme shall be implemented prior to the first use of the Northern SANG and shall thereafter be retained and maintained.

Reason: In the interest of highway safety and convenience in accordance with Wokingham Borough Council Core Strategy Policies CP1 and CP6.

Parking at West Court SANG

77. Prior to the first use of the West Court SANG, a scheme providing the following details shall be submitted to and approved in writing by the Local Planning Authority:
- a. Construction/layout of car park including cycle parking spaces;
 - b. Existing and proposed levels in/around area proposed for car park;
 - c. Proposed surface water drainage scheme for car park;
 - d. Crossing points on West Court Drive at the car park and access corridor;

The approved details shall be implemented prior to the first use of the West Court SANG and thereafter retained and maintained as such.

Reason: In the interest of highway safety and convenience in accordance with Wokingham Borough Council Core Strategy Policies CP1 and CP6.

Archaeology in the SANGs

78. Prior to the commencement of development in each SANG, or any works of laying out or planting in that SANG, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.

Prior to the commencement of development in each SANG, or any works of laying out or planting in that SANG, the results of the archaeological evaluation

and an impact assessment document to explore the anticipated impact of the detailed SANG works on any archaeological features or deposits identified, and mitigation measures proposed, shall be submitted to, and approved in writing by the Local Planning Authority. The results should provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

SANG Landscape Schemes

79. Notwithstanding the details shown on the SANG Layout Plans (1371/022/RevG and 1371/023/RevE), prior to the commencement of development in each SANG, or any works of laying out or planting in that SANG, a detailed landscape scheme shall be submitted for that SANG with a SANG Management Plan, and information to demonstrate how the proposals respond to ecological, archaeology and heritage considerations of the site. In the case of West Court SANG, the document should explicitly assess and recognise the contribution that the parkland setting makes to the significance of the listed building; and expressly include the retention of important landscape features within the future management of the SANG.

Development shall be implemented in accordance with the approved details and thereafter be retained.

Reason: To ensure that the development would maximise opportunities for ecology, archaeology and heritage, in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

INFORMATIVES

1. The development accords with the policies contained in the adopted / development plan and there are no material considerations which warrant a different decision being taken.
2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements
CP5 - Housing Mix, Density and Affordability
CP6 - Managing Travel Demand
CP7 - Biodiversity
CP8 - Thames Basin Heaths Special Protection Area
CP9 - Scale and Location of Development Proposals
CP10 - Improvements to the Strategic Transport Network
CP11 - Proposals outside Development Limits (including countryside)
CP13 – Town Centres and Shopping
CP17 - Housing delivery
CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 - Green Infrastructure, Trees and Landscaping
CC04 - Sustainable Design and Construction
CC05 - Renewable energy and decentralised energy networks
CC06 - Noise
CC07 - Parking
CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 - Development and Flood Risk (from all sources)
CC10 - Sustainable Drainage
TB05 - Housing Mix
TB07 – Internal Space Standards
TB08 - Open Space, sport and recreational facilities standards for residential development
TB09 – Residential accommodation for vulnerable groups
TB12 – Employment Skills Plan
TB15 – Major Town, and Small Town/District Centre development
TB16 – Development for Town Centre Uses
TB20 – Service Arrangements and Deliveries for Employment and Retail Use
TB21 - Landscape Character
TB23 - Biodiversity and Development
TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
TB25 - Archaeology
TB26 – Buildings of Traditional Local Character and Areas of Special Character
SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
Wokingham Borough Design Supplementary Planning Document (2012)

Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 2014)

Barkham Village Design Statement (re-adopted as an appendix to the Borough Design Guide SPD in May 2012)

3. This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act (yet to be finalised) the contents of which relate to this development.
4. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
5. 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.
6. 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.
7. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
8. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
9. 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. It is recommended that the contractor should apply to the Environmental Health and Licensing Manager for prior consent under s.61 of the Control of Pollution Act 1974 to ensure that Best Practicable means

(BPM) are used to minimise construction site noise.

10. The applicant is advised to contact Sport England prior to progressing the community use scheme for the shared use of sports facilities. Guidance on preparing community use schemes is available from Sport England www.sportengland.org.
11. The design and layout of the development parcels adjacent to the secondary school, the primary school, and the existing tennis courts should ensure that new housing is located at an appropriate distance from the proposed floodlighting. The applicant is advised that the scheme should comply with the relevant industry Technical Design Guidance, including guidance published by Sport England, National Governing Bodies for Sport. Particular attention is drawn to: Sport England's "Outdoor Sports Lighting" Briefing Note published in September 2010.
12. The reserved matters applications should take into account the detailed matters raised by the Crime Prevention Adviser's response (dated 18 February 2015).
13. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>
14. 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.
15. The applicant is advised that the Council will expect the reserved matters to adhere to the Council's adopted Design Standards (e.g. Internal Floor-Space, Garden Sizes and Parking Provision etc).

PLANNING HISTORY

The following recent applications are of relevance to this proposal.

Current applications in the SDL

O/2014/2179: Outline application for 1500 dwellings and supporting infrastructure (at Hogwood Farm, on adjoining land to the south) – To be determined.

F/2015/0001: Full application for erection of 1500 place Secondary School with associated sports facilities parking provision and access roads within SDL site – To be determined.

DEM/2015/0460: Demolition Prior Determination Notice for demolition of building A59 former Sergeants Mess and associated outbuildings (*Officer note: Located in Parcel O1*). To be determined.

Past applications (on the Garrison site)

O/2013/0600: Outline application for 2000 dwellings and supporting infrastructure – Withdrawn (November 2013)

SO/2010/0611: EIA scoping opinion (March 2010)

Past applications (elsewhere within the SDL)

SO/2014/1019: EIA scoping opinion for development of residential mixed use scheme including school, neighbourhood centre, employment land, open space, sport and recreation facilities (at Hogwood Farm, on adjoining land to the south) – EIA required and scope identified, June 2014.

SUMMARY INFORMATION

Site area:	167 ha (inc 24ha at West Court)
Site area - Residential land use	59.85ha (or up to 61.3 ha if part of allotment provision made off-site)
Site area - District centre	5.78 ha (which will also include residential uses)
Site area - Secondary school	9.25 ha
Site area - Primary school	2.88 ha

Residential

Proposed units	2000
Proposed net density	33.42 dwellings/hectare (or 32.66dw/ha if allotment provision made off-site)
Number of affordable units proposed	400 (on site)
Buildings to be retained	Moat House, Infirmary Stables, Garrison Church, Langley Common House and Stables

On-site public open space

Outdoor Sports	9.63 ha
Parks and public gardens	14.83 ha
Children's Play space – formal equipped	0.85 ha (skate park, 2 x NEAP, 5 x LEAP, MUGA, and LAPs within parcels)
Amenity greenspace	20.56 ha
Natural greenspace and semi-natural greenspace	38.41 ha
Allotments	2.5 ha
SANG	14.41 ha in Northern SANG, 24ha at West Court. Total of 38.41 ha

CONSULTATION RESPONSES

Statutory Consultees

Environment Agency	No objection subject to conditions.
Sport England	No objection subject to conditions.
English Heritage	Comment: - Do not fully agree with applicant's assessment of the

	<p>Infirmery Stables' original setting;</p> <ul style="list-style-type: none"> - Concern about impact of proposed community orchard and indicative landscaping around stables; and - Welcome to commitment to find a use for the building. <p><i>(Officer note: Concerns addressed through the requirement for a detailed development brief in the area around the stables)</i></p>
Natural England	No objection.
Wokingham Borough Council Consultees	
WBC Adult Social Care	No objection. Support provision of Extra Care Units.
WBC Archaeology	No objection subject to condition.
WBC Community Facilities	No objection subject to facilities being secured in S106.
WBC Conservation Officer	<p>Comment:</p> <ul style="list-style-type: none"> - Welcome commitment to secure and repair stables; - Object to development encroaching area to south of stables and the indicative planting proposals; <i>(Officer note: Addressed through the requirement for a detailed development brief in the area around the stables)</i> - Demolition of Langley Common Farmhouse is not justified; <i>(Officer note: Condition 68 requires further investigation of this building)</i> - Development in area around scheduled moat and Moat House will harm setting of both heritage assets; <i>(Officer note: Addressed through the requirement for a detailed development brief in this area)</i> and - Future management plans for West Court SANG should respect significance of Listed Building <i>(Officer note: Addressed by condition 79).</i>
WBC Ecology	No objection subject to conditions.
WBC EHO	No objection subject to conditions.
WBC Emergency Planning	No objection.
WBC Flood Risk	No objection subject to condition.
WBC Health and Wellbeing Board	<p>No objection.</p> <ul style="list-style-type: none"> - Support provision of a medical centre/GP surgery in District Centre; - Recommended limiting proportion of fast food outlets <i>(Officer note: Addressed through development briefs for District Centre and Neighbourhood Centre);</i> - Should ensure dwellings have large room sizes <i>(Officer note: Developer has committed to meeting WBC's internal space standards);</i> - Consider using car ports instead of garages to minimise on-road parking <i>(Officer note: Detailed parking</i>

	<i>strategies to be assessed at reserved matters stage).</i>
WBC Highways	No objection subject to conditions and infrastructure being secured through the S106.
WBC Housing	No objection subject to securing affordable housing, and at least 10% of the housing as Lifetime Homes.
WBC Landscape/Trees	No objection subject to conditions.
WBC Planning Policy	No objection subject to clarification about the timing of delivery of the neighbourhood centre (<i>Officer note: Details secured through Neighbourhood Centre development brief</i>).
WBC Public Open Space / Sports	No objection.
WBC Public Rights of Way	No objection.
WBC Recycling	No objection subject to glass recycling facilities being provided (<i>Officer note: Details secured through District Centre area and Neighbourhood Centre development briefs</i>).
WBC SANG	No objection.
Other External Consultees	
Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust	Object due to ecohydrological impacts upon Longmoor Bog SSSI (changes to surface and groundwater flow patterns impacting upon wetland features). (<i>Officer note: Natural England, who are responsible for the condition of the SSSI, have considered this matter and confirmed that they have no concerns</i>).
Highways Agency	No objection subject to WBC requiring a travel plan to reduce trips during peak hours (<i>Officer note: Addressed through My Journey and conditions. See para 91</i>)
TVP Crime Prevention Adviser	No objection subject to condition to require reserved matters applications to demonstrate how Secured by Design accreditation could be achieved. (<i>Officer note: Secured by Design Principles are required by the development briefs and design code (Conditions 5-7). The Crime Prevention Adviser's response includes a number of other detailed design comments so will also be referred to in an informative</i>)
Thames Valley Police	Contributions should be provided for policing.
Thames Water	No objection subject to suggested condition and informative. - Advise that capacity improvement at Arborfield Sewage Treatment Works (to provide for 3500 further dwellings) would be complete by 31 March 2015.
Southern Gas Networks	No objection.

Scottish and Southern Energy	No objection.
Binfield Badger Group	No comments received.
Fields in Trust	No comments received.
National Grid	No comments received.
National Planning Casework Unit	No comments received.
NHS Wokingham Clinical Commissioning Group	No comments received.
Royal Berkshire Fire and Rescue	No comments received.
RSPB	No comments received.
The Woodland Trust	No comments received.
Other Local Authorities	
Bracknell Forest Council	No objection.
Reading Borough Council	Response to original submission raised objections on the grounds that there was insufficient information to assess the transport implications, and that the proposal did not contribute to transport improvements in Reading Borough. WBC provided a response to RBC explaining that South of M4 SDL's financial contribution to RBC had taken into account the transport impact on Reading of all major developments in Wokingham Borough, and so the impact had already been mitigated. No further response was received.
Hampshire County Council	No objection subject to a contribution towards environmental and safety improvements along the A327 between the County boundary and the A30 including the A327/A30 junction (<i>Officer note: Included in the S106</i>).
Hart District Council	Object on grounds of impact of additional traffic upon heritage assets in Eversley area (<i>Officer note: See para 169</i>). No comments received in response to reconsultation.
West Berkshire Council	No objection.

REPRESENTATIONS FROM COUNCILLORS AND PARISH COUNCILS

Cllr Cowan (Arborfield Ward): Comment:

- Size of SDL was arbitrarily imposed by the South East Plan inquiry. Concerned whether site can accommodate so many dwellings (*Officer note: The parameter plans and Environment Statement demonstrate how the proposed number of dwellings can be accommodated within the site*).
- Garden Village Principles are welcomed. Must strive for highest quality design.
- Both Arborfield applications must be thought about together to ensure adequate infrastructure is provided (*Officer note: Application was submitted with a joint infrastructure delivery plan. Masterplanning has been co-ordinated, including a joint design review*).

- WBC must adopt roads and green infrastructure on a phased basis and not repeat problems that have occurred elsewhere. Phased adoption must be required by condition (*Officer note: Requirements relating to the provision and adoption of roads and open spaces are included in the S106*).
- Permission must reflect a maximum of 2000 units and if for any reason a parcel of land cannot accommodate the allocated housing numbers, then additional housing must not be placed into other areas. This must be conditioned (*Officer note: The parameter plans show the maximum permissible density in each parcel, which naturally limits the number of dwellings that can be built in that parcel*).
- Welcome % of site retained as open space.
- Concerns about impact upon amenities/human rights of local residents (noise, construction traffic, loss of countryside and existing public areas) (*Officer note: Addressed throughout report*).
- Must protect ecology and habitats, with appropriate buffer zones etc (*Officer note: The Council's ecologist is satisfied with the proposals subject to conditions*).
- WBC must ensure trees and hedges are protected. Replacement trees, where required, should be of an appropriate indigenous species and decent size (*Officer note: The Council's tree officer is satisfied with the proposals subject to conditions*).
- Flooding:
 - Concern that the Garrison has flooded in the recent past.
 - Flood interactions between Arborfield proposals should be clearly considered.
 - Impact of flood water upon Barkham Brook and the Loddon is unclear.
 - Risk of groundwater flooding. SUDs management and maintenance should be conditioned.
(*Officer note: Flood Risk Assessment and Drainage Strategy (with further clarifications) have been agreed with Environment Agency and the Council's Flood Risk officer. See paras 150-155*)
- TA does not adequately address problems at California Crossroads, Bearwood Road, Winnersh Crossroads and Winnersh Triangle (*Officer note: See paras 68-88*).
- I welcome plans for two way traffic at Barkham Bridge.
- TA underestimates external traffic generation and makes unrealistic assumptions about sustainable travel (*Officer note: The Council's Highways Officer is satisfied with the methodology used in the Transport Assessment*).
- The bus services should be improved to include peak hour fast services to local railway stations (*Officer note: See paras 85-88 explaining public transport strategy*).
- Loss of car park for church and sports fields (*Officer note: Controlled by condition 35*).
- Loss of employment not addressed by planning application (*Officer note: See paras 177-178*).
- Any changes to Arborfield Cross should not harm Conservation Area (*Officer note: No changes to Arborfield Cross are proposed as part of this application*).
- Affordable housing mix must take account of existing MoD family living accommodation. Need mix of tenure and unit sizes across development (*Officer note: Mix of units has been agreed with WBC's Housing Officer and Affordable Housing Sub-Group*).

- Welcome buffer in 'Area B' (current parcels F and G, adjacent to Tyler Drive), but badger run and local flooding need to be considered in this area.
- Welcome removal of some of the development parcels from around Sheerlands Road (as opposed to what was shown at pre-app).
- Welcome delivery of schools - subject to receiving more details.
- More details of community and sports facilities required. Sufficient medical facilities are required to meet the needs of the new community (*Officer note: Healthcare is identified in the District Centre*).

The planning application covers four Parish Councils. A consolidated summary of each of their comments (ordered alphabetically) is set out below:

Arborfield and Newland Parish Council: '...is generally in support of the proposal because of the additional infrastructure that it will bring to the area, and because of the quality of the design and character that is proposed in the plans. We are pleased to see that several areas of concern raised in our representation on the initial plans have been addressed by the developer. However there are still some outstanding areas that we feel need to be addressed at this early stage to ensure a high quality and comprehensive development is achieved for the current and future residents of Arborfield'.

Comment that:

- Welcome that revised DAS provides a strong framework of design principles to enable development to be cohesive within itself and the surrounding area.
- Support goal of delivering a Garden Village.
- District centre should have the character of a village – and its design is critical to the development. Support proposed location and request WBC to consult widely on details (*Officer note: Requirement for developer to consult when working up District Centre Area Development Brief*).
- Design approach to village centre generally supported. Should not be dominated by the food store.
- Support transition in density across the site with higher density in centre. Green edge to development is welcomed.
- Application does not provide clarity about when secondary school will be delivered.
- No information has been provided about employment opportunities, though recognise that this will be clarified through reserved matters applications in terms of the type of commercial units to be provided.
- Transport
 - Biggs Lane/Langley Common Road junction is a big improvement. Loss of 2 trees is justified by proposal. Object to leaving Baird Road open as this would bring traffic past existing houses.
 - Commonfield Lane. Should be upgraded to a 2-way road and the Barkham Street junction redesigned.
 - Barkham Bridge. Does not consider improvements would provide value for money.
 - California Crossroads. A&NPC wish to be included on the California Crossroads working group.
 - Arborfield Cross Relief Road. Concerned that if road is not delivered there would be unacceptable congestion in the village. Request understanding on mechanism to limit occupations in advance of ACRR completion.
 - Nine Mile Ride Extension. Timing of road is very important.

- A&NPC accept appropriateness of TA methodology.
- Parking arrangements for retained church not clear.
- Public Transport in submission proposals are inadequate.
- Greenways scheme should be extended to include recommendations of Neighbourhood Plan Group's Greenways Study.
(Officer note: See paras 54-95)
- Concerns about robustness of Flood Risk Assessment including issues of groundwater and interaction with flows from MFT site (Officer note: See paras 150-155)
- Request details of when Thames Water will undertake sewage improvements (Officer note: Thames Water has confirmed these works will be complete by 31 March 2015).
- Support enhanced green connection between site and Hogwood Farm.
- Question where visitors will park for Northern SANG (Officer Response: Natural England has agreed that the Northern SANG should not have a car park as its principal purpose is to meet the needs of the development site).
- Welcome amended tree report and stress importance of trees and hedgerows.
- Concerns about loss of key areas of open space used by existing residents (Officer note: See para 129. It is noted that a network of high quality inter-connected green space will be provided by this application).
- Welcome identification of allotments adjacent to tennis courts (in Parcel BB2).
- Question relationship between timing of new community centre and loss of existing (Officer note: Requirement in S106 to provide new facility before existing is removed).
- Welcome further heritage information and measures proposed.
- Developer should pay S106 contributions towards country parks and swimming pools.

Barkham Parish Council: (the majority of the application site is within the parish of Barkham): Provide the following observations:

- Transport
 - Several junctions in Barkham are already at capacity. WBC and developers should develop a long term strategy for routing traffic along the corridor between M4 J10 and J11.
 - Langley Common Road/Biggs Lane junction does not include measures to encourage eastbound vehicles leaving the site to travel via the Arborfield Cross Relief Road rather than Barkham Road and Bearwood Road. Suggest speed limit approaching new junction should be reduced to 30mph (Officer note: An all moves roundabout junction provides safe and improved connections to the local highway network. Connections to the A327 are encouraged by the new access with NMRE/A327, and the ACRR will reduce congestion therefore making it a more attractive route).
 - Support principle of widening Barkham Bridge to improve safety – but concerns it will just move congestion along to The Bull PH. Would prefer widening on southern side (rather than to north as proposed).
 - Commonfield Lane should be widened to 2-way with an adjacent greenway. Improvement to Barkham Ride/Commonfield Lane junction should be considered.
 - Greenway proposals reflect many of the Parish Council's own ideas. Specific suggestions included. Request WBC seek funding for greenways (Officer note: See paras 89-90).
- Welcome additional landscaping and design approach shown in DAS addendum

along Langley Common Road. Landscaping should also be shown on parameter plan (*Officer note: The DAS Addendum will be an approved document and so will provide a framework for future reserved matters applications*).

- Height of housing along northern boundary should be limited to 2 storeys (*Officer note: Approach has been informed by developer's Landscape and Visual Impact Assessment, which has been agreed by the Council's Landscape Officer. Although the parameter plans identify that development may be up to 3 storeys high in this location, the DAS addendum for this area identifies 'building close to the countryside edge generally reducing in height' and the 'building typology to generally be detached or semi-detached dwellings to achieve a more fragmented profile'. Additional tree planting is also proposed along this boundary. Overall, this is considered to provide the framework for an acceptable relationship with the adjoining countryside, that can be further considered at reserved matters stage*).
- Welcome applicant's work on infirmary stables. Parish Council would like to be involved in future work on proposals.
- Langley Common Farmhouse should not be demolished (*Officer note: Condition 68 requires the applicant to provide an assessment of the significance and suitability for re-use of Langley Common Farmhouse*).
- Two smaller supermarkets would be more appropriate than a single destination store (*Officer note: The size of the proposed supermarket is in accordance with Core Strategy Appendix 7*).
- New community needs its own name.

Finchampstead Parish Council: Comments

- Traffic and Transport:
 - o Pleased with changes shown in TA addendum.
 - o Roundabout required on Nine Mile Ride Extension (NMRE) to allow easy access to secondary school (*Officer note: Details of NMRE to be provided by reserved matters*).
 - o Inconsistencies between AGLC's peak hour and WSTM's peak hour
 - o Final route of NMRE not set (as in outline).
 - o Support changed priority at Barkham Ride/Barkham Street. Commonfield Lane should be made two way.
 - o Improving visibility at The Bull junction would improve traffic flow.
 - o Support shared space solution proposed at California Crossroads but further consultation required with local residents and highway authority to finalise design.
 - o WBC parking standard provides insufficient spaces, leading to on-street parking.
 - o Lack of public transport information with submission. (*Officer note: See paras 54-95*)
- Community Facilities:
 - o What will happen to Garrison church? (*Officer note: The Church will be retained and the developers are discussing its future management with the Church Council*)
 - o Community should decide if cricket pitch remains in this use (*Officer note: Cricket pitch to be retained*)
 - o Why no bowls club? (*Officer note: New development would not generate the need*)
 - o Who will manage green infrastructure? (*Officer note: S106 makes provision for green infrastructure to be passed over to the Council for*

- *adoption, or another body nominated by the Council, see para 135)*
- Will District Centre include a pub and doctors surgery? (*Officer note: S106 safeguards site for healthcare uses. A pub would fall within the uses permitted in the District Centre*).
- Artificial surfaces should be put on slopes in NEAPs and LEAPs (*Officer note: S106 requires design of play areas to be agreed by WBC*)
- Nursery should be provided (*Officer note: Existing nurseries to be reprovided, and site to be identified for additional provision to meet additional needs generated by the new community*)
- SANGs and Ecology:
 - A car park should be provided in the Northern SANG (*Officer note: Natural England has agreed that the Northern SANG should not have a car park as its principal purpose is to meet the needs of the development*).
 - Additional access points should be provided to the West Court SANG to allow non-SDL residents to enter.
 - Hedges should support native bird species (*Officer note: Detailed planting schedules will need to be agreed with WBC Ecologist*)
 - What plans for removal of Japanese Knotweed? (*Officer note: Methodology set out in Environment Statement and controlled by condition 21*)
- Heritage:
 - Heritage assessment is sympathetic and proposes retention of Stables, Moat House and Church.
 - Would like Garrison gates to remain.
 - Could Sergeants' Mess be retained for community use? (*Officer note: A new facility will be provided for the new community*)
- Flooding:
 - Reports are inaccessible (in terms of size and legibility).
 - Lack of coordination with flood work done on MFT site.
 - Unclear whether calculations take account of impermeability of clay
 - Must not cause off-site flooding.
(*Officer note: Flood Risk Assessment and Drainage Strategy (with further clarifications) have been agreed with Environment Agency and the Council's Flood Risk officer. See paras 150-155*)
- Other issues:
 - How will WBC ensure vision becomes reality? (*Officer note: Design and Access Statement and DAS Addendum will be approved documents and provide framework for reserved matters applications*).
 - Has Thames Valley Police had any input into plan? (*Officer note: Crime Prevention Adviser has been consulted and raised no objections*)
 - Would prefer all affordable housing to be on site. Will minimum room sizes be imposed? (*Officer note: Applicant has committed to meeting the Council's adopted internal space standards*)
 - Retail assessment glosses over impact upon surrounding overtrading supermarkets. Impact of supermarket upon regeneration of WTC (*Officer note: Retail assessment identifies no harmful impact*).

Swallowfield Parish Council: Comments

- Pleased applications have been submitted in tandem. SDL should be viewed as a single place.
- Concerns about traffic:
 - 20% increase in traffic identified along Church Road in Farley Hill,

- attracted by Mere oak Park and Ride, Green Park, M4 J11, and A33 to Basingstoke. Cumulative impact with primary school.
- Proposed traffic calming measures are helpful but will not resolve existing bottleneck.
- Risk of rat-running across other small lanes.
- Treatment required to discourage traffic using road to Swallowfield from Relief Road (formerly from Arborfield Cross Rbt)
- Concern about congestion at Tally Ho in Eversley, Bramshill Road junction and A30 junction (in Hampshire)
- Environmental impacts of traffic.
- Difficult for students to access secondary school from the west (Officer note: See paras 54-95)
- Concerns about flooding:
 - Concern that flows from Garrison site would limit River Loddon's capacity to handle greater flows from upstream.
 - Outline plans do not show where all flood attenuation will be.
 - Detailed flood designs need to be expertly reviewed.
 - WBC should secure funding for ongoing maintenance of flood alleviation assets.

(Officer note: Flood Risk Assessment and Drainage Strategy (with further clarifications) have been agreed with Environment Agency and the Council's Flood Risk officer. See paras 150-155)
- Concerns about biodiversity:
 - Impact of construction upon biodiversity. Temporary mitigation should be provided. Cumulative impact of Arborfield SDL and South of M4 SDL upon biodiversity *(Officer note: The biodiversity chapter in the Environment Statement considers cumulative impacts, both during construction and when the development is complete)*.
 - Future SANG management should be adequately funded *(Officer note: Secured through S106)*.
- Future governance of SDL is unclear *(Officer note: Future governance structure needs to be agreed in discussion with the new residents of the development. It would be premature to make any decisions now)*.

The following other Parish Councils were also consulted (or chose to respond):

Shinfield Parish Council: No comments received.

Eversley Parish Council: Objection (comments made in response to the information originally submitted with this application. Any further comments will be reported on the Committee Update).

- Application does not demonstrate 'nil detriment' upon Eversley
- Overarching infrastructure application should have been submitted so full effects of the whole SDL development could be assessed
- Arborfield Garrison SDL is fundamentally unsustainable. Large numbers of facilities and services therefore required.
- Development does not comply with WBC's policies or those in Hampshire/Hart.
- Traffic and Transport:
 - Additional traffic in Eversley would be significant. WSTM3 is simplistic and does not accurately model village
 - Extra traffic has an adverse social and environmental impact; pedestrian danger, severance, noise, smell, change to rural character, vibration,

defensive boundary treatments, rat-running down lanes, difficulties joining roads from private drives. Particular concern about HGVs

- Mitigation proposed by developers is not specific or guaranteed (suggested measures listed)
 - WBC had assured Eversley that there would be mitigation if it was required.
 - No justification for the arbitrary 10% traffic increase threshold. Figure comes close in some cases.
 - Accident rate should not be described as 'normal'. Site lines should be improved on A327 between Park Lane and Sheerlands Road
 - Where is the junction capacity data taken from?
 - Should justify 7% reduction in trips due to My Journey
 - TA does not include detailed analysis of Fleet Hill or Tally Ho junction
 - TA does not recognise that The Street is not a standard highway link. Particular problems at Tally Ho corner. Conflicting data and further analysis required.
 - Proposed S106 measures should be put in place early to instil appropriate driver behaviour.
 - Further mitigation required at Bramshill Road junction and A327/B3272 roundabout
 - Impact of construction traffic should be reassessed. Errors calculating cumulative impact of construction traffic – and impact upon Eversley
(Officer note: Hampshire County Council, the Highways Authority for the Eversley area have raised no objections to the application subject to a contribution towards environmental and safety improvements. See paras 83-84).
- Inadequacies with ES:
- Traffic noise levels should take account of proximity of houses to road
 - Air quality should be measured in The Street not at the entrance
 - Cumulative assessment of traffic in 9.3 shows increases in flows exceeding 10%
(Officer note: The Environment Statement has been independently reviewed and found to be technically sound)
- Inadequacies of Heritage Statement:
- No mention of Eversley and impacts upon Conservation Areas, Listed Buildings and a Registered Park and Garden.
(Officer note: Additional information has been provided. See para 169)

Crowthorne Parish Council (in Bracknell Forest): Comment. 'A major 'Crowthorne' concern is the traffic volumes along the Nine Mile Ride, and what S106 (or CIL?) will be applied by WBC to ensure adequate road/junction improvements (over and above those currently proposed for the L&G TRL development) including the impact of the 'Wokingham South' and Old Wokingham Road Charity WBC developments'.

Bramshill Parish Council (in Hart): No comments received.

Fleet Town Council (in Hart): No objection, but would support an Eversley bypass.

Wokefield Parish Council (in West Berkshire): No objection.

PUBLIC REPRESENTATIONS

223 letters of objection and/or comment, 5 letters of support and 4 mixed letters were received from the first round of consultation. The planning-related issues raised are

summarised below:

Design and character

- Development should be sympathetic to the rural character of the area and respond to key landscape features (established hedges / ancient trees/ ponds). Concern about loss of trees and green space (*Officer note: See paras 22-26*).
- Development area extends beyond MDD development limits and will result in the loss of green areas identified for retention in the Arborfield Garrison SPD (*Officer note: See Layout and Design section of report*)
- Development is too dense (*Officer note: Density is within parameters set out in Core Strategy Appendix 7 and Arborfield Garrison SDL SPD – See paras 27-28*)
- Development should be lower height/density in sensitive locations and on the edge of the development. (*Officer note: Addressed by amended parameter plan, as explained in paras 27-30*)
- Insufficient open space (*Officer note: WBC standards met. See para 126*).
- Large town would not fit with local character. New secondary school has been located too close to the district centre (and will bring additional traffic to the area) Development needs to create a sense of place. (*Officer note: See objectives for village centre set out in para 38-41*)
- Unclear whether the two developments will create a single 'place'. Inadequate green link between sites. (*Officer note: Amended masterplan provides enhanced green link. Sites masterplanned in cognisance of each other and considered together at Design Review*)
- Not enough information on how the Garden City Principles will be achieved. Development does not deliver all Garden City Principles. (*Officer note: Addressed in applicant's Design and Access Statement addendum and explained in report*)
- Object to development on playing fields (*Officer note: The existing playing fields outside the security wire would be retained*)
- Proposal is poorly designed. WBC should require a design code and vernacular styles of design (*Officer note: This is an outline application. Design and Access Statement Addendum sets out high level design codes and identifies reference points in existing built form*).
- Dwellings should front Langley Common Road (*Officer note: This is shown illustratively in the DAS Addendum*)
- No need for additional supermarket (*Officer note: Food store identified in Core Strategy Appendix 7. Further considered in paras 182-185*)
- Loss of car parking for church and sports facilities (*Officer note: See condition 35*)
- Loss of REME museum (*Officer note: The loss of the museum is unfortunate but a consequence of the MoD's decision to relocate (it will be moving to Lyneham with REME). A possible future use for the infirmary stables could include some kind of interpretation of the site's history*).
- Development does not respect local heritage. Langley Common House should not be demolished (*Officer note: Further consideration required by condition. See paras 165-166*)
- Infirmary Stables should be re-used (*Officer note: See paras 158-162*)
- Existing Garrison church not suitable for re-use.
- Elderly accommodation should be provided (*Officer note: Extra Care housing provided in village centre*)
- Insufficient new employment to support new population (*Officer note: See paras*

176-178)

- Risk of crime (*Officer note: Details to demonstrate how the development would deliver Secured by Design principles are sought by condition*)
- Masterplan should account for likely relocation of Reading FC. Location of secondary school deviates from SPD and isolates Hogwood Park so prejudicing its future release for development (*Officer note: Hogwood Park is outside the SDL*)
- Barkham Village Design Statement should be considered when designing the Garden Village (*Officer note: Agreed. This is recognised in the DAS Addendum submitted with the application*)
- Phasing should ensure brownfield land is developed first (*Officer note: Further details of the phasing of residential and infrastructure is required by condition. This should ensure that development is brought forward in a comprehensive and well planned manner*).
- Fast food outlets should be limited in District Centre. Small businesses and shops to create village character (*Officer note: Addressed through development brief*).
- Impact upon local residents including their human rights (*Officer note: Different aspects addressed in various sections of report*)
- SDL needs a new name and identity.

Traffic and Transport (general)

- Increase in traffic and congestion on surrounding (already congested) roads. Cumulative impact with other development in Wokingham Borough and other Local Authorities.
- Congestion on main roads will turn country lanes into rat runs.
- Highway safety impact of additional traffic (including upon drivers and other road/footway users).
- Noise, pollution, and impact upon communities from additional traffic.
- Difficulties entering/leaving properties and minor roads as a result of the extra traffic.
- Extra traffic will discourage horse riders, cyclists and pedestrians.
- Likely increase in serious accidents.
- Highway problems made worse when roads flood.
- Impact of construction traffic. Restrictions required.
- Development needs lots of parking.
(*Officer note: See paras 54-95*)

Impact upon Arborfield Village

- Arborfield Cross Relief Road (ACRR) is essential and should be delivered before any new development
- ACRR will not deal with the traffic issues
- Construction traffic should use ACRR when it is built rather than travelling through Arborfield village.
- Arborfield Cross will be congested and unsafe
- Loss of 'village' character to Arborfield
- A327 north of Arborfield would be congested. Exacerbated by flooding
(*Officer note: See paras 69-71*)

Impact upon B3030/Winnersh corridor

- Additional traffic on Mole Road (B3030) which is already busy and has

undulations and blind bends. Impact on Mill Lane, Sindlesham (*Officer note: Assessed in detail in Transport Assessment Addendum. See para 81*).

Impact upon Barkham Road corridor

- Bottleneck at Barkham Bridge. Should be upgraded/widened to reduce congestion/improve safety.
- Congestion at Barkham Rd junctions with Barkham Street and Bearwood Rd junction
- Excessive speed resulting in serious accidents. Difficulty turning onto/across road
- Safe crossing required on Barkham Road
- Commonfield Lane should be kept 2-way / be widened
- Junction of Commonfield Lane and Barkham Ride/St is unsafe and should be improved
- Impact upon Barkham Ride
- Increase congestion and parking problems around Wokingham Station, the level crossing and town centre
(*Officer note: See paras 72-75*)

Impact upon Park Lane

- Park Lane not suitable for additional traffic, particularly large vehicles
- Traffic calming measures/restrictions required
- No safe pedestrian route along Park Lane. Unsuitable for a bridleway.
- Park Lane should be closed to all construction traffic
- Park Lane is often flooded and drainage should be improved
- Extremely limited sight lines when pulling out from Park Lane /New Mill Lane on to Reading Road
(*Officer note: See paras 76-77*)

Impact upon Finchampstead corridor

- Additional traffic and congestion in Finchampstead, along Nine Mile Ride (NMR) and at California Crossroads
- Impact of additional traffic upon highway safety and character of area
- California Crossroads needs improvement
- Shared space proposal would not address the increased traffic volumes
- California Crossroads shared space proposal is welcome
- Would not support traffic lights
- Risk to children
- Would affect local shops, garage and takeaway
- Concerns about children from Finchampstead walking/cycling alongside NMR without safety improvements. Speed reduction measures and safety improvements required along NMR.
- NMR should not be used for construction traffic
- Increased traffic and danger in White Horse Lane likely as vehicles will try to avoid California Crossroads.
(*Officer note: See paras 78-80*)

Impact upon Eversley and A327 corridor (south)

- Increased traffic causing greater congestion and traffic problems south of the development on the A327, in/around Eversley (inc Eversley Street, Eversley Bridge, the Fleet Hill/Tally Ho jcn, New Mill Lane and Firgrove Road) and along

the B3272.

- Amenity of residents/community including: issues of noise, air pollution, vibration, damage to properties, safety of pedestrians (in particular children), horses and cyclists (from completed development and construction traffic), impact of HGVs, large vehicles mount pavement, houses are close to road.
- Impact upon village character of Eversley. Coalescence with Arborfield.
- Excessive speed of traffic.
- Eversley bypass is required. Non-specific mitigation measures proposed are inadequate. Highway/footway improvements (and speed reduction measures) are required.
- Impact upon Listed Buildings and character of the Eversley Conservation Area.
- Submission does not adequately consider impacts upon Hampshire.
- Accident information for A327 is incorrect.

(Officer note: Hampshire County Council, the Highways Authority for the Eversley area, has raised no objections to the application subject to a contribution towards environmental and road safety measures. See paras 83-84)

Development-specific highway issues

Access

- Northern site access should combine A327/Langley Common Road, and Langley Common Road/Biggs Lane junctions.
- Northern site access should be directly onto an A class road and/or straight onto Arborfield Cross Relief Road
(Officer note: See paras 57-58)

Public Transport

- Site (and local area) has poor public transport links. Insufficient information about public transport provided with application. Proposals should be integrated with the Hogwood site and South of M4 SDL. Suggest a fast bus route to Reading, Crowthorne, Wokingham, Bracknell and Twyford stations (particularly in peak hours), and to the south.
(Officer note: See paras 85-88)

Walking and cycling links

- Routes are currently fragmented. Network of bridleways, footpaths and cycle ways (greenways) should provide connectivity to/from the SDL and the school, and other key locations.
- Equestrian routes within the site and linking to the site should be improved.
(Officer note: See paras 89-90)

Transport Assessment

- TA contains errors and inaccuracies, does not realistically assess traffic and is inadequate *(Officer note: WBC Highways Officers are satisfied with the submitted Transport Assessment)*

Transport (other)

- Arborfield Garrison SDL should make a financial contribution to the Shinfield Eastern Relief Road *(Officer note: The scheme is fully funded and under construction).*

Environmental issues

- EIA is inadequate (*Officer note: EIA was independently reviews and found to be sound*)
- Harm to rural landscape (*Officer note: Proposals informed by a Landscape and Visual Impact Assessment that has been agreed with WBC*)
- Impact upon ecology and the BBOWT Reserve (Shepperlands Copse) (*Officer note: WBC's Ecologist has not objected to the proposals*).
- Protection required for existing badger run.
- Concerns about flooding. Will exacerbate flooding in wider area. Insufficient detail about groundwater and surface water, and how SUDS will be installed or maintained. Concern that flood modelling might not be correct (*Officer note: Revised Flood Risk Assessment has been reviewed and agreed by Environment Agency and the Council's Flood Risk officer*).
- Light pollution (*Officer note: See condition 55*)
- Coalescence of settlements and changes to characters of surrounding communities
- The application lacks adequate evidence of its sustainability (transport/construction/design) (*Officer note: Application has been submitted with a Sustainability Statement explaining how the development responds to the issues in the Council's Sustainable Design and Construction SPD*).
- New homes should be fitted with solar panels (*Officer note: See condition 50*)
- Carbon emissions from constructing development.

Infrastructure provision

- Impact on infrastructure (general), sewerage, water supply infrastructure, electricity supplies, school places, medical facilities (hospitals, doctors, dentists) and burial grounds (*Officer note: The impact upon utilities is assessed in para 190. Other necessary infrastructure improvements are secured through the S106*).
- Impact upon Wokingham railway station (*Officer note: Recent/ongoing improvements will improve capacity/efficiency of station and surrounding roads*)
- No overarching infrastructure delivery plan (both developments) (*Officer note: The infrastructure proposals consider the needs of both developments*)
- The area often has problems with power cuts, burst water mains, lack of fibre optic broadband - further investment is needed (*Officer note: New development cannot be required to resolve existing problems*)

Comments specific to the secondary school

- Secondary School needs a backup plan if the main planning application cannot be approved. The development is not sustainable without a secondary school.
- Further work required to demonstrate how pupils will get to secondary school (safe walking/cycling routes, buses etc.).
- It is unrealistic to think that children will walk/cycle to school.

Other

- Objections to principle/size of development (*Officer note: Allocated by Development Plan*).
- Development needs a name.
- West Court building should be put to a community use which will benefit all (*Officer note: Site outside application site but alternative uses considered, see para 120*)

- Single Environment Statement/Transport Assessment should have been provided for the planning applications on both sites (*Officer note: These documents considered the cumulative impact of development across the entire SDL*).
- Insufficient consultation with local community and ecclesiastical parishes
- Planning approval should not be granted just to bring forward the secondary school

The following comments were made in support of the application:

- Support principle of new settlement
- Good use of brownfield land
- Support the idea of a Garden Village
- Pleased to see the inclusion of bridleways in the current Garden Village design
- Support provision of allotments
- Opportunity to provide the whole community with a vision for the future - provide sustainable solutions, benefits and inspiration to the existing community

Following the receipt of revised plans and documents, an additional period of consultation was undertaken (3 weeks). 31 further letters of objection and/or comment were received. The additional planning related issues raised (other than those listed above are) are as follows:

- Welcome Barkham Bridge improvements, identification of character areas in DAS, proposed greenways, and further information about infirmary stables.
- Traffic and transport plans still won't work, and concerns about Transport Assessment.
- Widening Barkham Bridge will not reduce congestion. Bridge should be widened on the southern side (not the northern, as proposed) (*Officer note: See para 73*).
- Still want Commonfield Lane to be widened.
- Role and purpose of greenways is unclear (*Officer note: The greenways provide pleasant routes for walking and cycling, but also provide options for commuting. Their attractiveness for this purpose is enhanced by their design and surfacing which means that they will be reasonably fast and easy to ride along*)
- Greenway programme supported. Should prioritise safe routes to schools.
- Does not support California Crossroads stakeholder group. Specific scheme should be known before application is approved (*Officer note: Approach allows mitigation alternatives for this very sensitive junction to be carefully worked up in conjunction with the local community*).
- Signalised crossing required on Biggs Lane to enable children to walk safely from Arborfield Cross to secondary school (*Officer note: This has been included in a further amendment to the plan*)
- Public Transport Strategy and contribution to My Journey is inadequate.
- DAS is ambiguous, and additional information does not demonstrate that Arborfield would be a Garden Village.
- Public transport should be at the heart of a garden village (*Officer note: Public transport interchange proposed in District Centre*).
- Parcels in north-western corner/northern edge of site should also be reduced in height (*Officer note: Proposals are evidenced by the Landscape and Visual Impact Assessment, which has been reviewed by the Council's Landscape Officer*)
- DAS addendum highlights inappropriateness of development in green area near

Cricket Green.

- Plans do not show access to Gerring Road/Tyler Drive being retained (*Officer note: The applicant has clarified that these roads will remain unchanged*).
- Safety of children at secondary school; travelling, noise, air quality while adjacent village centre is constructed. Measures should be enforced and air quality monitoring should be required (*Officer note: A Construction Environmental Management Plan will be required for each phase of the development*).
- Developer should commit to renewing watermain from Barkham, which currently leaks (*Officer note: Required infrastructure improvements to be agreed with Thames Water*).
- Flood risk should be tightly controlled by condition.

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP5 - Housing Mix, Density and Affordability

CP6 - Managing Travel Demand

CP7 - Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP13 – Town Centres and Shopping

CP17 - Housing delivery

CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014)

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 - Green Infrastructure, Trees and Landscaping

CC04 - Sustainable Design and Construction

CC05 - Renewable energy and decentralised energy networks

CC06 - Noise

CC07 - Parking
 CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
 CC09 - Development and Flood Risk (from all sources)
 CC10 - Sustainable Drainage
 TB05 - Housing Mix
 TB07 – Internal Space Standards
 TB08 - Open Space, sport and recreational facilities standards for residential development
 TB09 – Residential accommodation for vulnerable groups
 TB12 – Employment Skills Plan
 TB15 – Major Town, and Small Town/District Centre development
 TB16 – Development for Town Centre Uses
 TB20 – Service Arrangements and Deliveries for Employment and Retail Use
 TB21 - Landscape Character
 TB23 - Biodiversity and Development
 TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
 TB25 - Archaeology
 TB26 – Buildings of Traditional Local Character and Areas of Special Character
 SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
 Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
 Wokingham Borough Design Supplementary Planning Document (2012)
 Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
 Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
 Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 2014)
 Barkham Village Design Statement (re-adopted as an appendix to the Borough Design Guide SPD in May 2012)
 Emerging Arborfield and Newland Village Design Statement (post-consultation, now being considered for adoption)

The Council's parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan and referred to in para 4.38 of the Core Strategy.

PLANNING ISSUES

The site and the development proposal

1. The application site covers an area of 167ha and lies to the south of Arborfield village. The site includes the main Arborfield Garrison complex, with Hazebrouck Barracks in the north and Rowcroft Barracks in the south, and an area of farmland (outside the Garrison) linking the site to the A327. There is a

separate area of land around West Court, 700m further to the south, that also forms part of the application.

2. Existing residential uses are located centrally and adjoining the site (including MoD family living accommodation which is to be retained), and other neighbouring land uses include agricultural land (including Hogwood Farm, immediately to the south) and the Reading Football Club training ground at Hogwood Park. Within the site there are a number of facilities used by the wider community including children's nurseries, a community centre and sports fields. The site itself is characterised by a strong landscape framework with mature trees that contributes to its landscape setting, and a number of heritage assets.
3. Much of the site is surrounded by roads including the A327 which forms the western boundary, and Park Lane which runs to the east. The site is predominantly flat with a slight rise to the west. There are a number of tributary streams and a man-made lake within the site.
4. The proposal is a hybrid application; with some elements to be considered in outline, and others in full. The outline application seeks permission for 2000 new homes (including Extra Care units for the elderly); a district centre including a supermarket and other retail and community facilities; a secondary school for up to 1500 pupils; swimming pool; and a neighbourhood centre with primary school (detailed description at start of report). For this part of the application, only the amount of development and means of access is to be determined at this stage, with layout, scale, appearance and landscaping subject to reserved matters. The application is supported by parameter plans identifying land uses, key movement routes, maximum building heights and maximum densities.
5. The full elements of the application relate to a number of the access points, including a new roundabout on the A327 Reading Road (that would form the start of the Nine Mile Ride Extension), a new roundabout on the access from Biggs Lane, and a number of minor junctions necessary to access development parcels. There are also two areas of SANG detailed in full.
6. The application also seeks permission for the re-use of the existing MoD gymnasium. Conditions ensure that this will be temporary in the first instance whilst the wider District Centre is being masterplanned in detail.
7. The Council has also received an application for 1500 dwellings on Hogwood Farm in the south of the SDL (O/2014/2179) that is currently in the process of being determined. The two applications together cover the whole of the Arborfield Garrison Strategic Development Location (SDL).
8. Outline consent for a 1500-place secondary school forms part of the Garrison application. This application therefore takes into account the principle of that use, as well as the wider transport and environmental issues. There is also a current planning application for the school (F/2015/0001), detailed in full and capable of standing alone.

Principle of development and infrastructure delivery

9. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
10. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
11. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
12. Section 6 of the Arborfield Garrison Strategic Development Location SPD is concerned with delivery: all planning applications will be considered in the context of the delivery of the whole Strategic Development Location. In the absence of an overarching infrastructure planning application, applications should be accompanied by an overarching masterplan and Infrastructure Delivery Plan (IDP) for the whole SDL, addressing the location, capacity and phasing of common infrastructure including primary routes, utilities, strategic flood prevention and protection measures, school site, strategic public open space, SANG, sports and community buildings, and neighbourhood centres.
13. The planning application has been submitted with an Infrastructure Delivery Plan (IDP) which has enabled site-wide issues to be considered. This identifies how this development contributes towards the overall infrastructure requirements of the SDL, and shows how the masterplan has evolved with an understanding of the proposals for the southern land. The timing of the application submissions has enabled site-wide issues to be thoroughly considered in both developers' plans, and for the SDL to be planned as a single place.

Housing Land Supply

14. This application accords with the outlined spatial strategy within the Core Strategy, the MDD and the SPD for the SDL and will make a significant contribution to delivery of housing and maintaining the 5 year housing supply. This should assist the Council in resisting more speculative ad hoc or windfall developments that do not accord with the comprehensive approach to the delivery of infrastructure and services.

Layout and Design

Policies and Vision

15. The Council's vision for the Arborfield Garrison SDL is set out in Core Strategy Policy CP18, and in particular the concept rationale in Appendix 7. Further detail is provided by the Arborfield Garrison Strategic Development Location SPD. These sets out that the development should be a 'large village' with an appropriate mix of uses; that is absorbed into the landscape; has sustainable transport promoted alongside road links; is integrated with existing residential development and heritage assets, and would enhance employment facilities.
16. The NPPF sets out overarching principles for design in section 7. Core Strategy policies CP1 and CP3 are consistent with this approach and these require high quality design that respects the context of the site and the surroundings. Managing Development Delivery policies CC03 and TB21 require that development proposals have due regard to the landscape context of the area and incorporate adequate landscaping to soften the development, and Policy TB24 seeks to ensure that development would not have a harmful impact upon the heritage assets.
17. The Design and Access Statement, and its subsequent addendum provide information about the design choices that informed the proposed masterplan and its parameters. It also provides a high level design code to inform the likely form and detailed design of the development that includes a commitment to meet the Council's parking, design and amenity standards.
18. The applicant's vision for their development (in their Design and Access Statement) is built upon the principles in these policies and the objective of delivering a 'Garden Village' founded on 'Garden City Principles' (as 'reinvented for the 21st Century by the Town and Country Planning Association, and as explicitly supported by para 52 of the NPPF – attached in full at Appendix 4). The Garden City concept is founded upon the idea of bringing together the best of town and country living, with ten key principles derived from this relating to issues such as the delivery of generous, interlinked green space, homes with gardens, and an integrated and accessible transport system.

Layout

19. The development would be entirely within the boundary of the Arborfield Garrison SDL, as defined by the Core Strategy. Policy CC02 of the Managing Development Delivery document identifies development limits, based upon the Preferred Spatial Framework Plan in the Arborfield Garrison SPD. The proposals extend beyond these boundaries in a number of areas, most notably the north of the A327 site entrance, and in the north-eastern corner of the site adjacent to Commonfield Lane.
20. However, Policy CC02 of the Managing Development Delivery Local Plan (part 3) states that

'Development proposals within the areas allocated as SDL in the adopted Core Strategy... will be permitted that are within the identified development limits unless an acceptable alternative has been agreed ... accompanied by a deliverable SDL-wide: a) Comprehensive masterplan; and b) Infrastructure Delivery Plan'.

The application includes information to demonstrate how the Garrison masterplan would integrate into the wider SDL, and how the SDL's infrastructure requirements would be met. Where development areas differ from those in the MDD, the applicant has supplied information to show that the development proposals are underpinned by evidence, which includes physical constraints and policy considerations.

21. Within the development limits, the locations of development differ from those areas identified on the Preferred Spatial Framework Plan, and proposes development in areas of open space that are proposed to be retained by the Landscape Framework Diagram. The areas for development have been informed by a detailed understanding of the opportunities and constraints of the site that would not have been available at the time of drafting the Framework Plan.

Landscape

22. Appendix 7 of the Core Strategy (A7.4c) sets a strategic objective for the site 'to absorb development into the landscape setting through the careful planning of the built form'. Design Principle 1a of the Arborfield Garrison SDL SPD requires that the design should draw on the existing landscape context and its unique and distinctive elements to deliver a strong character.
23. The masterplan has evolved with particular regard to the existing landscape features, and an understanding of how the site would be viewed from beyond its boundaries. The masterplan has been formed around a green grid with a linear park stretching from the west of the site to the manmade lake and the northern SANG in the east, with green connections on either side, connecting into development parcels and the Hogwood site. These green links allow easy movement as well as corridors for biodiversity, and in so doing help to deliver the Garden City vision.
24. Whilst there would be the loss of some of the existing landscape features, the applicant has sought where possible to retain these and as such, the losses of these have been kept to a minimum. In order to compensate for the losses, structural landscaping which includes native tree and hedgerow planting is proposed within the development areas and SANGs.
25. Where the Landscape and Visual Impact Assessment has identified more sensitive boundaries, additional landscaping is proposed to help integrate the development with the surrounding landscape.
26. The overall landscape approach has been assessed by the Landscape Officer and following some amendments and revisions to the masterplan, the proposals are now considered acceptable in principle. An overarching landscape strategy is sought to tie together the individual phases, and conditions are recommended to require the protection of trees and hedges (particularly during construction) and suitable replacement planting.

Density, scale and appearance

27. Appendix 7 of the Core Strategy identifies that the average density should be between 30-35 dwellings per hectare, but that variation should occur through the concentration of above average densities around the district and local

centres, and less than average densities towards the site edges. The SPD informs that a density of up to 50dph could be acceptable in central areas.

28. The overall density of the whole site is 32-33 dwellings per hectare (depending upon how the parcels on the Land Use Parameter Plan shown as for 'residential development or potential allotment sites' are counted). There is variation across the site with the highest density (up to 50dph) in and around the district centre, and in the area around Biggs Lane by the neighbourhood centre in the north of the site. The density of development has been reduced towards the edges of development where the Landscape and Visual Impact Assessment has identified it would be visible from the countryside and in some of the more sensitive parcels across the site.
29. A similar approach has been applied to inform the height of the buildings on the site. The applicant has shown maximum heights of up to four storeys, however a condition will be used to ensure that development does not exceed three storeys (with to a maximum ridge height of 15m) to be in keeping with the village character. This is a maximum and the DAS addendum identifies how this will be broken up to create a variety within the streetscenes and a mix of characters within the development. However in sensitive locations; on the edge of the site, amongst the trees in the area around Sheerlands Road, and where the development would adjoin existing existing properties, the maximum height has been reduced to lessen the visual impact and impact upon neighbouring properties.
30. Taken together, the approach in respect to height and density would provide a degree of transition between the built form and the countryside which is considered to be sensitive to the character of the area and landscape setting. This approach is considered acceptable and would not result in significant harm to the wider area or development itself.

Character Areas

31. The Design and Access Statement provides an evaluation of the site and applies principles to inform its layout and appearance. This has helped identify seven different Character Areas that provide an indication of how the development might evolve. The proposed layout, and design ethos for each part of the site is outlined below:

Hazebrouck Barracks

32. The area to the north of Biggs Lane includes three character areas; Northern Gateway, Northern Perimeter and part of Lakeside. At the western end, the Northern Gateway, closest to Biggs Lane, would have a strongly formal character with geometric streets and planting to respond to the existing formal rectilinear arrangement of the streets that has arisen from the military use. The area includes the primary school and neighbourhood centre and would have a strong frontage to Biggs Lane.
33. The Northern Perimeter character area (along the northern boundary of Hazebrouck) retains the same formal character to the layout and planting, but with a transition to a softer countryside edge. Development would front onto Langley Common Road.

34. To the east of Hazebrouck, where the barracks are currently less developed, the Lakeside area would be looser and less formal to provide a transition between the built up area and the countryside and the SANG. It would include buffer planting to protect sensitive views from the surrounding countryside. The part of this area to the south of Biggs Lane would provide frontage to both the SANG and the linear park.

Agricultural land connecting to A327

35. The Southern Gateway character area would have a strongly informal layout with winding streets and informal planting to create a rural, village character.

Parkland area to south of Biggs Lane

36. This area currently has a strong recreational parkland character with focal buildings set within wider landscaped spaces. This includes the existing sports pitches, and includes the Medieval Moat (a Scheduled Monument) and Moat House (Grade II Listed Building) (Cricket Green character area). In this area, development will seek to reinforce the way in which the buildings relate to their landscaped setting, and buildings would be grouped within this wider open space framework.
37. Four new homes are proposed in Parcel S to the east of the Scheduled Moat, and there are concerns about how this would domesticize the setting of the heritage assets and impact upon trees. It is also necessary to better understand the relationship with the focal building that will replace the Sergeant's Mess overlooking the cricket green, with the heritage assets. A condition will therefore require the submission of a development brief for this area to thoroughly consider these relationships, and an appropriate design solution.

District Centre and Village Green

38. Core Strategy Appendix 7 identifies that the development should be 'a large village', and that the District Centre should be at the centre of the new community and accommodate a mix of commercial and community uses. It is located at the southern end of the Garrison, roughly in the centre of the wider SDL.
39. The detail of the District Centre should be guided by the need to provide for the requirements of the wider community that will be attracted into the site by the busy large scale uses such as the supermarket and the secondary school, whilst still providing a more intimate space for the new community focused around a new village green and a community facility (most likely on the green space in front of the Infirmary Stables). Although physically connected to the main uses, this area would be more intimate in its design and scale to provide a more local space.
40. Whilst the uses and parameters for the District Centre form part of this application, its design and that of the surrounding area has not been fixed at this stage. A planning condition will be imposed to require a detailed development brief for the area so this can be considered in greater detail to ensure the best solution. This condition will require that the brief is informed by public engagement.

41. The requirement for a development brief for this area will also allow further consideration of the relationship between the Infirmary Stables, the proposed allotments, and the nearest residential parcels, to inform the detailed layout and design of the greenspace and the community building. English Heritage and the Council's Conservation Officer have raised concerns about the relationship as it is currently proposed, and reserving this matter by development brief would allow this to be explored in greater detail post-outline.

Residential amenity

42. The NPPF and Core Strategy policy CP3 require that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. These principles are reinforced and outlined in greater detail within the Council's Managing Development Delivery document and the Borough Design Guide. These documents outline standards for residential dwellings including garden sizes, separation standards, and parking standards. The provision of gardens is a key element of Garden City Principles, and the Design and Access Statement addendum commits to meeting the Council's standards. The exact level of private amenity space will be further established at the reserved matters stage and the standards outlined in the Borough Design Guide will be applied to inform these and separation distances between the dwellings.
43. The application is an outline scheme therefore the exact location of buildings is not to be considered as part of this application. There are, however, a number of locations within the site where new development would abut existing dwellings; in particular adjacent to Barker Close (where existing dwellings back onto Parcel G – development parcel references identified in Appendix 5), and adjacent to the retained MoD family living accommodation (in the Tope Crescent area) where existing dwellings back onto Parcels M, N and O3. The impact will be controlled by the applicant's commitment to meet the Borough Design Guide's separation standards at the reserved matters stage in order to ensure that an acceptable relationship will be achieved between the new houses and existing residential dwellings. This will help to prevent any significant overbearing, loss of light or overlooking issues to the existing neighbouring properties.
44. The DAS also pays specific consideration to the amenities of the occupants of Barker Close and commits to a minimum separation distance of 47.4metres (between the two storey elements of the dwellings). The Borough Design Guide seeks a minimum rear-to-rear separation distance of 22m, so this is considerably in excess of that standard. The trees along the boundary offer visual screening for the existing residents and are subject to a group Tree Preservation Order, offering them protection in the future. Although this approach does not exactly accord with the illustrative layout for 'Area B' in the Arborfield Garrison SDL SPD, it is considered that this would ensure that there would be no harm to the amenities of the residents of Barker Close.
45. In terms of height, the submitted parameters plan shows that where the proposed housing is situated towards the common boundary of existing development, it would not exceed 2.5 stories in height. This is considered an acceptable approach however the exact height of the buildings and the influence this has on the amenities of the neighbouring dwellings will be

assessed in more detail at the reserved matters stage.

46. In terms of the increase in noise and activity associated with the site post-development, whilst it is acknowledged that there would be a greater level of activity in the area arising from the development, this would not be to an extent that is unusual in a residential area.
47. Overall the character area information in the DAS addendum demonstrates that the development has taken into account the relationship with the neighbouring sites. This should ensure that the level of development can be accommodated on the site without having an adverse impact on the amenities of the surrounding residents, and their human rights will not be affected.

Relationship of masterplan with the Hogwood Site

48. The development has been designed to stand alone and be delivered in its own right, but it has also been designed to interlink and work together with the Hogwood site as a single 'garden village'. The proposals were considered jointly at Design Review, and in response to the Panel's feedback, the green link between the sites has been strengthened.

Masterplan conclusion

49. The revised masterplan and DAS addendum demonstrates that the quantum of development can be brought forward for the site without having a significant impact on the landscape character of the area or the significance of the heritage assets in accordance with the requirements of the Core Strategy and the Arborfield Garrison SPD. The proposal would also not have a harmful impact upon the amenities of existing residents, and would integrate well with the Hogwood Farm development (to the south) to help shape the SDL into a single, coherent place.
50. The conditions proposed, with requirements for detailed design codes, and design briefs in the most sensitive areas, can help establish diversity for the new settlement areas and deliver a high quality 'place'.

Infrastructure Provision

51. The Council's aim for the SDLs is to provide sustainable communities through a phased, co-ordinated approach, in which a range of services and infrastructure are provided to serve the development. The applicant has provided an infrastructure delivery plan (IDP) which apportions both the delivery of infrastructure across the SDL and the costs associated to each site.
52. The applicant has agreed, in accordance with the requirements set out in Policy CP18 and Appendix 7 of the Core Strategy and the Infrastructure Delivery and Contributions SPD to contribute towards or deliver directly appropriate infrastructure in order to mitigate the scheme's impacts. This includes:

Access and Movement:

- Contributions towards off-site mitigation including Arborfield Cross Relief Road, Barkham Bridge and California Crossroads, and environmental and safety improvements on the A327 corridor in Hampshire
- Contributions towards a network of greenways and new/enhanced pedestrian

and cycle links

- Contribution towards My Journey (Travel Plan)
- Contributions towards the public transport subsidy
- Provision of a public transport interchange and new bus stops

Education:

- Delivery of a new primary school.
- Land and contributions towards secondary and sixth form education.
- Re-provision of existing early years providers and land safeguarded for new.

Community Infrastructure:

- Delivery of community facility
- Sports pavilion
- Contributions towards burial grounds
- Land safeguarded for health facility

Green Infrastructure:

- SANG to be delivered on site
- Payment of SAMM contributions
- Formal and informal public open space to be delivered on site/secured through the S106 agreement
- Sports provision to be delivered on site
- Children's play including skate park
- Allotments
- Contribution towards maintenance of public open space

Affordable housing:

- Delivery of 20% on site and 15% as a commuted sum
- Extra Care housing (for the elderly)

53. Further detail about the infrastructure to be provided is set out in the following pages.

Access and Movement

Highways policy and background

54. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance on the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network. The NPPF advises, however, that development 'should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe'.
55. The application is accompanied by a Transport Assessment (TA), an Addendum TA and an assessment in the Environment Statement. The impact is considered for the development site on its own, and cumulatively with the Hogwood Farm site, the other SDLs and major development outside the borough.

Highways within/accessing the site

56. The development is principally structured around the existing roads within the site, which are Biggs Lane, Princess Marina Drive and Sheerlands Road. There is also the new Nine Mile Ride Extension that will provide a direct link between the A327, the District Centre and then continue through the Hogwood Farm site to connect into Nine Mile Ride towards Finchampstead. The delivery of this road is a requirement of Core Strategy Policy CP18.

Access Junctions

57. The Highways Officer has reviewed the proposed site access junctions and has confirmed that they would have sufficient capacity to accommodate the traffic and operate safely. The junction designs are supported by Stage 1 Road Safety Audits.
58. The principal accesses to the site would be the new roundabout junction from the A327 (leading on to the Nine Mile Ride Extension), and the junction of Langley Common Road and Biggs Lane where the existing priority junction is to be replaced by a small roundabout. The design of the new Langley Common Road junction pays particular regard to the need to minimise tree loss, and improves pedestrian and cycling connectivity to Arborfield Cross by replacing the sub-standard underpass with a signal controlled crossing.

On-site access and movement

Design of the primary and secondary roads

59. The design of the roads are consistent with the WBC Street Hierarchy and Palette of Materials Guidance (although the width of some of the secondary roads will need to be wider than specified, where appropriate, to accommodate a bus, and this will be addressed through condition). All the primary streets, and most of the secondary streets (depending on local characteristics such as traffic flows, the speed limit and proximity to schools) will have footways on both sides of the road and a shared cycle route on one side. Where the roads are existing, then these will be improved to ensure they are delivered to modern adopted design standards, and in accordance with the street hierarchy. At reserved matters the tertiary routes will be specified, and these will also need to comply with the Council's design guidance. The street hierarchy and transport facilities and standards will be consistent between this site and Hogwood Farm so it feels like a single SDL.

Walking and cycling connectivity within the site

60. An extensive network of pedestrian and cycle routes is being delivered within the site to ensure journeys are easy and safe by these modes from all the residential areas (including the existing housing on the garrison) to the schools, District Centre and recreation areas.
61. The more strategic segregated routes within the site connect with the external greenway routes (explained below). There is a key route through the linear park linking the District Centre to Biggs Lane and Commonfield Lane (and onwards to Barkham and Finchampstead) and a green connection to the south linking to the Hogwood site (and onwards to the West Court SANG).

Access to the school and District Centre

62. Highway access to the District Centre and Secondary School will be from the section of the Nine Mile Ride Extension (NMRE) between Sheerlands Road

and Byway 18. If the school opens prior to the construction of this section of the NMRE, then interim access will be made from Sheerlands Road and/or Princess Marina Drive.

63. Pedestrian and cycle access will be mainly from the NMRE where there will be a 3m shared pedestrian / cycle facility and the green corridor. Other pedestrian and cycle links will also be provided both internal and external to the site. As the Northern SANG will need to have been laid out prior to the occupation of the first dwelling, this will provide a direct access to the school from the north-eastern corner of the site.
64. Bus access will be provided with enhanced bus services and a bus interchange at the District which is within walking distance to the school. Buses and coaches can also access the school site where there are specific bus and coach stops provided.

Nine Mile Ride Extension (NMRE)

65. The NMRE through the site will connect the A327 access roundabout, the District Centre, the Secondary School and then southwards to Byway 18 where it will link with the Hogwood Farm site. It will be subject to a 30mph speed limit and have the characteristics as identified above for a Primary Street. The avenue of trees will help delineate the road and create a clearly defined character. The S106 agreement will ensure that this road is delivered early in the development, with a dead stop date for the delivery of the connection between Sheerlands Road and byway 18 (required for the final access to the secondary school) of 15 months from the commencement of development.
66. In order to provide options for the future, and to ensure that traffic would not be delayed in the District Centre when the development is complete, a corridor of land has been identified to the west of the NMRE to allow a more direct route through the development bypassing the District Centre, should it be considered necessary in the future. Care is being taken to ensure that this corridor aligns between the AGLC and Hogwood Farm. Development in parcels I, H and J that adjoin this corridor will have to be mindful of the potential for this route to become a primary street, and surrounding development will need to be designed accordingly.

Car & Cycle parking

67. The level of parking provision is consistent with the WBC's parking standards and will be secured by condition.

Off-site highway effects and mitigation

68. The potential cumulative impacts of the SDL development upon the function and safety of the surrounding highway network have been assessed, and mitigation has been identified to deal with the additional traffic generation, as follows:

A327 North and Arborfield Cross Relief Road (ACRR)

69. Northwards of the SDL on the A327, there are additional traffic flows generated travelling towards the M4 and Arborfield Cross, which is already subject to peak hour delays. The SDL Strategic Transport Contribution will fund the construction of the ACRR, and the applicants have committed to paying their

share of its costs via Section 106. The timing of completion of the ACRR is expected in 2019/20 and WBC plans to forward fund the scheme with assistance from Central Government.

70. Northwards of the Arborfield Cross Relief Road (ACRR) is the Shinfield Eastern Relief Road. This is planned to be completed prior to the ACRR and will accommodate additional traffic flows northwards. This scheme is fully funded and under construction.

71. Further north still are the A327 and A33 corridors into Reading. The potential effects on these corridors was addressed with the planning applications for the South of M4 SDLs as the traffic model forecasts included the committed development of the Arborfield SDL and appropriate mitigation was agreed with Reading Borough Council at that time.

Barkham Road Corridor and Commonfield Lane

72. Key junctions and constraints along the corridor were examined and operationally assessed. These included Barkham Bridge, the Bull junction (Barkham Rd / Barkham St), and the Bearwood junction. It is recognised that this is already a congested corridor and that mitigation opportunities are limited.

73. It is proposed that Barkham Bridge should be widened to two way operation, and this will be delivered by WBC and funded by a S106 contribution. The highways model has tested the wider impact of this, and identified little additional flow and significant reductions in delays to traffic. There would also be a benefit to highway safety. The developer has identified a scheme that will mitigate the SDL's impact on land that is available within the highway boundary. WBC is seeking a contribution towards these works so alternative detailed design options can be investigated.

74. The Bull junction (Barkham Rd / Barkham St) and Bearwood Road junction (with Barkham Road) are both currently subject to intermittent delays in peak hours, and future options both with and without the SDL add delays. Mitigation options such as traffic signals were looked at in the past and were considered unacceptable on environmental grounds. It should be noted that with the opening of the ACRR, it will transfer some northbound traffic from Bearwood Road and helps to mitigate the effects.

75. A range of different options were considered for Commonfield Lane and tested with the Council's highways model. Widening to allow two way traffic resulted in an increase in flow not just along the Lane, but traffic was added significantly to the Barkham Road corridor, Biggs Lane, and through the Arborfield SDL. Closure as a greenway had enforcement issues and was transferring flows onto Biggs Lane. The Transport Assessment Addendum tested the operation of the Bull and Bearwood Rd junctions during peak hours with these different options and significant additional delay arose with the widened road and access only road. Therefore, on balance, leaving the Lane in a similar form, but improving so the passing bays are formalised was seen as the preferred approach. In addition a 40mph speed limit would be introduced and traffic management features introduced at the priority junctions at either end. A scheme has been designed and these improvements will be fully funded

through the Section 106.

Park Lane

76. Park Lane north of Nine Mile Ride will be relieved of some traffic as the Nine Mile Ride Extension will provide an attractive route for traffic from the A327 accessing the existing Hogwood Lane Industrial Estate or travelling to Finchampstead, and thus reduce pressure on Park Lane north.
77. Park Lane south of Nine Mile Ride will also be relieved of traffic due to the construction of the NMRE and the new A327 junction. There will also be detailed highway design features at the junction of Nine Mile Ride (at the entrance to the Hogwood site) that will deter traffic from using Park Lane south, thus protecting the narrow rural lane.

Finchampstead Corridor (Nine Mile Ride, California Crossroads) & White Horse Lane

78. The main constraint along Nine Mile Ride is California Cross Roads where currently there are intermittent peak hour delays, and increased delays would be expected. Mitigation alternatives have been examined and a Working Group has been set up with representatives from the local community, and this had its first meeting in late February. At the meeting, options were discussed and it was agreed that the preferred approach would be a scheme that retained a similar level of highway capacity and that the priority would be to deliver an environmental improvement in the centre of Finchampstead. An environmental improvement would facilitate the multi-modal use of the junction and improve its operation. Over the coming months a scheme will evolve based on these principles to be funded by the developers, and it will be subject to wider engagement.
79. Further east along the corridor, Nine Mile Ride enters the neighbouring authority of Bracknell Forest Council. Bracknell Forest Council was involved in discussions about the potential impacts on their Borough before the application was submitted, and has raised no objection to the proposals.
80. White Horse Lane is a narrow lane located about 500m along Nine Mile Ride east of Park Lane that provides a connection to the south and could attract through traffic towards the Hampshire border and Yateley. The Council has carried out a detailed traffic management study and identified the need for mitigation. A detailed scheme has not yet been drawn up but works are likely to include some minor works at the entrances to the Lane and along it, where bridleways and / or footways cross, and a contribution has been secured to fund the scheme.

B3030 Winnersh Corridor

81. The Transport Assessment Addendum examined these impacts on this corridor and concluded that the increase in flows can be satisfactorily accommodated on the highway network.

Farley Hill and Swallowfield Traffic

82. Traffic flows are forecast to increase along Church Road through Farley Hill further west to Swallowfield. Existing traffic flows in peak hours are fairly modest at 200-300 vehicles per hour. This means that development traffic flows can soon become significant and during the AM peak while the

percentage impact is over 20% the actual volume of flow is about 60 vehicles. Concern has also been raised about traffic using this route to access the Mere oak Park and Ride which will become more attractive with a bus and coach interchange. While these roads would be a way of routing to these destinations the major highway improvements on the A327 corridor should make this main road route more attractive. A traffic calming scheme is proposed for Church Road through Farley Hill, which the developers will be funding early in the development.

A327 corridor (South) effect on Eversley and Hampshire

83. The traffic effects of the Arborfield SDL on the A327 southwards into Hampshire have been the subject of considerable discussion with Hampshire County Council (HCC). Several meetings have taken place and assessments extended at the request of HCC of the A327 southwards as far as the A30 and to also consider the B3272 through Yateley and towards Blackwater and the Council's traffic model extends into adjoining boroughs including Hampshire.
84. The main highway constraints in Eversley are the Tally Ho junction and the bridge. Both of these were tested and identified as being able to accommodate the additional development traffic. However, it is recognised that there could be some environmental effects and some corresponding mitigation could be appropriate. The developers have committed to fund a scheme of improvements that could include improved pedestrian crossing facilities, widening of footways, measures to slow vehicles, vehicle activated signs etc. As Highways Authority for that area, HCC are not objecting to the Arborfield Garrison SDL proposals subject to a contribution towards environmental and road safety measures on the A327 between the County boundary and the A30.

Public Transport Strategy

85. The Infrastructure and Developer Contributions Supplementary Planning Document sets out the importance of a high standard of public transport strategy to ensure that the development meets sustainable objectives. It identifies 'bus transport corridors to Wokingham, Bracknell, Reading and Winnersh'. These need to be phased and should provide direct services to be an effective alternative to car borne journeys.
86. A Public Transport Strategy has been developed with consideration to the needs of the entire SDL, and the possibility to connect with proposals identified within the South of M4 SDL. The following enhanced services are considered/developed:
 - Phase 1 (as existing): 20 min to Reading and 60 min to Wokingham;
 - Phase 2 (starting early in the development). Retaining the 20 min to Reading. A 30 minute service to Wokingham by adding an additional via Finchampstead Road. A new direct 60 minute service to Bracknell that runs along Nine Mile Ride and continues eastwards along Nine Mile Ride;
 - Phase 3 adds a further bus to Reading each hour (so a 15min frequency). Then, extends one of the routes to Wokingham or Bracknell depending on which has the most demand and this is expected to be Bracknell, which would mean a 30minute service to both Wokingham and Bracknell.
87. Service options to Winnersh and Hampshire had been considered, but these are not identified to be viable in the short or longer term.

88. The public transport strategy will be financially supported by the developer at an early stage (while the service is not yet viable) so sustainable habits can be embedded from the outset. A considerable contribution has been secured through Section 106.

Greenways and external pedestrian/cycling links

89. Five greenways are planned to be delivered around the SDL. These provide external connections to key destinations for pedestrians, cycles and also equestrians on some of the routes. The routes internal to the SDL will link into the following:
- Route AR1: Arborfield to Shinfield (following the Arborfield Cross Relief Road)
 - Route AR2: Arborfield to Barkham & Wokingham (via Commonfield Lane and Edneys Hill)
 - Route AR3: Arborfield to Finchampstead (through California Country Park)
 - Route AR4: Circular Bridleway Biggs La / California County Park/ Nine Mile Ride & Park Lane.
 - Route AR5: Improvements to Nine Mile Ride (NMR) from Park Lane to Heath Ride.
90. The developer will fund their share of the cost of these via a Section 106 contribution. Other than AR1 to Shinfield which relies on the Arborfield Cross Relief Road, the Borough Council will endeavour to deliver these early in the development through the secured funding.

Travel Planning and My Journey

91. The access strategy focuses on delivery of infrastructure that enables non car modes to be used where possible. However, encouraging through marketing and various measures is also important and the development also has a commitment to travelling planning. The residential development will contribute towards the Council's My Journey programme through the S106, and the other uses will be required to provide detailed Travel Plans prior to occupation when the final occupants are known. The Highways Officer is satisfied with this approach.

Construction Traffic

92. A Construction Environmental Management Plan (CEMP) will be submitted and agreed with the Council prior to construction in each phase. A construction traffic plan has been submitted with the planning application to show that the construction traffic will only access the site from the A327 and will not use Park Lane, Nine Mile Ride through Finchampstead, or Barkham Road beyond the site.

Access and movement – conclusion

93. Overall, the Highways Officer is satisfied that the package of transport measures proposed by the application will help to alleviate the additional vehicle movements that the development generates. An extensive set of highway mitigation is offered which includes funding the Arborfield Cross Relief Road, delivery of the Nine Mile Ride Extension to the A327, widening of Barkham Bridge and improvements to Commonfield Lane and to California Cross Roads. Traffic management measures will also be introduced in Farley

Hill and environmental improvements on the A327 in Eversley.

94. The provision of an 'integrated and accessible' transport system is a Garden City Principle, and the access strategy provides for sustainable transport modes, i.e. walking, cycling, equestrians and public transport. There is an extensive set of external greenways and internally a network of pedestrian and cycle routes linking up the different land uses. The public transport strategy will provide 15 minute services to Reading, and is expected to provide a direct 30 minute services to both Wokingham and Bracknell. The internal bus route is within easy walking distance and there will be high quality bus stop facilities. Travel planning, notably with 'My Journey' will help to encourage the use of these modes.
95. However, the extensive package of measures in the S106 and the recommended conditions should ensure that adverse highways impacts will be minimised in terms of safety and access for all users.

Education

Secondary School

96. Core Strategy Policy CP18 and Appendix 7 requires the development to provide a new secondary school with up to 1500 places. The application seeks outline consent for a new secondary school with only access for consideration.
97. The school site would be 9.25ha, which is in accordance with the DFE standards for a 1500 place school. The site would accommodate new pupils generated by the housing on the Garrison site and the Hogwood Farm development as well as meeting an existing wider need.
98. The site would be located adjacent to the District Centre, which would contribute to the activity in the district hub, be central to the likely catchment, and increase the viability of dual use for the facilities. The playing fields would provide a soft edge to the development and adjoin the SANG. The highways section (above) includes details about the accessibility of the site, and its connectivity to walking, cycling and public transport links.
99. The S106 secures the delivery of a clear site and a financial contribution towards the cost of the land and the construction of the secondary school in proportion to the number of pupils generated by the development.

Primary School

100. The parameter plan identifies a 2.88ha area for the delivery of a primary school in the north of the site. The area of land identified by the application allows for a degree of flexibility in respect to overall size of the primary school. Although the development itself would only generate the need for a two form primary school, the site could potentially accommodate a three form entry primary school. The primary school site therefore offers the Council the opportunity to deliver an enlarged facility that meets the needs of the wider community should this be required in the future. This approach is supported by the Council's Children's Services team.
101. The terms of the S106 agreement ensure that the primary school will be

delivered early in the development, to ensure that there would not be added strain on the already under pressure schools at the Coombes and in Farley Hill.

Early Years

102. There are two existing early years providers on the Garrison that operate from the Garrison Community Centre (in parcel L). These are highly valued local facilities, and to prevent a loss of community infrastructure, the developer has committed (through the S106 agreement) to reprovide these facilities when the part of the site that they currently occupy is redeveloped. However, this is not likely to take place until the later stages of the development, as this area is indicatively identified for development in 2025-30. The S106 agreement also safeguards an additional site in the District Centre to provide for the additional needs generated by the new population.

Community facilities

Community Building

103. The applicant has committed to provide a new community building that will serve the new population generated by the entire SDL and the retained MoD family living accommodation. There is a commitment in the legal agreement that this building will be open before completion of the 1000th dwelling.
104. In accordance with the village vision, and mindful that the principal purpose of the building is to provide a local facility to meet the needs generated by the development, the location of the community building should have a strong relationship with the village green and the infirmary stables. However the S106 agreement provides maximum flexibility, and the precise location, detailed design and specific uses have not been fixed at this stage. This will be informed by the requirements of the emerging new community, and a more detailed understanding of the significance of the space around the Infirmary Stables, and be determined through the development brief for the district centre and village green.
105. The existing MoD community centre will be retained until the new community centre is occupied and the S106 agreement will ensure that it is made available for the benefit of the new residents.

Conversion of the MoD Gym

106. The application seeks consent for the conversion of the existing MoD gym to D1/D2 uses. This would potentially allow the gym to be used by the secondary school either temporarily or in the long term. The existing gym includes a main sports hall the size of 8 badminton courts.
107. At this time the Council is keeping its options open about the building, and the S106 agreement secures a lease for the Council with a possible option to buy. In the short term, this meets the Council's sports hall needs, but also provides flexibility to consider the suitability of the gym for retention in the longer term; both in terms of its physical condition, how it works with the school site, and how it would fit into the wider masterplan for the District Centre (which is currently not fixed).
108. A condition is therefore suggested to allow the re-use of the building on a

temporary basis to cover this period, but also to restrict the uses. In the event that the building isn't suitable for re-use as a gym, this would allow the Local Planning Authority to control other uses that might be less appropriate in this location, particularly those that might have a greater parking requirement. This approach keeps all the options open for the Council, and will allow the matter to be considered in greater detail as part of the detailed design work on the District Centre.

109. This flexible approach to the gym also keeps the Council's options open with regards to the swimming pool proposed for Arborfield, and its exact location.

Other Community Uses

110. A site of an appropriate size will be safeguarded for a health facility within the District Centre (informed by the Council's Health Needs Assessment). This will be marketed in accordance with a strategy set out in the S106.
111. The existing Garrison Church will also be retained. As development is proposed on the existing car park, a condition will require alternative parking provision to be made prior to the commencement of development on that parcel.

Thames Basin Heaths Special Protection Area (SPA)

112. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 5km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The Arborfield Garrison SDL lies wholly within this zone and, in accordance with Core Strategy Policies CP8, and CP18 and saved South East Plan Policy NRM6, mitigation is being provided in the form of Suitable Alternative Natural Greenspace (SANG), and a financial contribution towards Strategic Access Management and Monitoring (SAMM).
113. Full planning permission is sought for two areas of SANG within the site:
- a. 14.41ha of SANG in the north-east of the site (the 'Northern SANG'); and
 - b. 24ha at adjacent to West Court (the 'West Court SANG'), to the south of Hogwood Farm.

Northern SANG

114. The Northern SANG would be delivered prior to the occupation of the first dwelling, and provide capacity for 750 dwellings.
115. The SANG in this location fits well with the wider masterplan, as it would be easily accessible from the new housing, provide a soft edge to the development and a green connection between the linear park (linking to the district centre) and bridleway 14 leading to California Country Park. Subject to further details required by condition, the Council's Ecologist is satisfied with the proposal.

West Court SANG

116. The land around the West Court Grade II Listed Building in the south of the

SDL would provide a further 24ha of SANG, sufficient to provide the balance of requirements for the Garrison development.

117. The SANG has been designed so that it can either form part of a wider SANG (with links to MFT's SANG which would be wrapped around it, to the north and west), or can stand alone if it is required before Hogwood's SANG comes forward.
118. The 'end state' scenario (with both developments) would result in a comprehensively-planned West Court SANG of 54ha serving both SDL developments, which would be of a sufficient size to provide a high quality, natural experience. The SANG would be linked to the AGLC site via a network of SDL-wide green links. The Garrison site provides a good link to the south, and the provision of a high quality link across the Hogwood site will be required as part of their consent.
119. The applicant has undertaken studies to look at the potential options for re-using the listed building at West Court, and has concluded that the boundary of the SANG would leave a viable planning unit that would not fetter its reuse.
120. The Conservation Officer is supportive of the parkland setting to the listed building, and the retention of the key vistas and tree-lined avenues. The Council will require an amended to the SANG management plan to expressly include the retention of these important landscape features within the future management of the SANG.

SANG conclusion

121. Natural England and WBC's Ecologist have assessed the SANG strategy and are satisfied that the provision is suitable for the needs of the additional housing proposed by this application. The S106 identifies triggers for the delivery of the areas of SANG, and this will ensure that an appropriate area of SANG is delivered prior to the occupation of the dwellings and available for public use.
122. The SANGs would have good pedestrian access for the new and existing residents, link in well with existing public rights of way and to the new residential areas. The network of footpaths within each area would allow for alternative areas of recreation away from the SPA sites.
123. The Section 106 agreement secures a contribution towards the maintenance of the green infrastructure and makes provision for it to be passed over to the Local Authority for adoption.
124. The application is supported by a Habitat Regulations Assessment Screening Report which demonstrates that the development both alone, and in combination with other plans and projects, is not likely to have a significant effect upon the Thames Basin Heaths SPA.
125. In respect to Strategic Access Monitoring and Maintenance (SAMM) for the SPA, the applicant has agreed to provide financial contributions towards this. Natural England and the Council's Ecologist are satisfied with this approach.

Open Spaces and Green Infrastructure

126. The application is supported by an open spaces parameter plan which demonstrates that sufficient open space can be provided to meet the Council's standards in the Managing Development Delivery Local Plan and the Open Spaces, Sport and Recreation Facilities Strategy.

Open Space

127. The site provides Natural Greenspace and Amenity Greenspace in excess of the MDD Policy requirement. The S106 agreement will include triggers to ensure that all parcels would have a green connection to the SANG at the time of occupation.

Sports Pitches

128. The sports strategy identifies that playing pitch requirement will be met through the re-use of the existing garrison sports facilities, and the dual use of pitches in the primary school and secondary schools. This approach is considered acceptable by the Council's POS Officer, and will be secured through the Section 106 agreement.
129. In addition to the new development, provision will be made for the 324 MoD family accommodation dwellings that are due to be retained on the Garrison. As these dwellings use the existing sports pitches, and will continue to do so after the development has taken place, the applicant has taken them into account in the calculation of their sports pitch requirement. This has resulted in an extra 1.28ha of sports pitch provision over and above the usual requirement for a development of this size. Although the open space on the Garrison is informally used by existing residents of Penrose Park, there is no legal mechanism to secure this land for their use. There is therefore no requirement to provide additional open space to meet the needs of those residents.
130. The pitches will now require pavilion facilities and extra parking. The applicant's Sports Strategy provides an indicative layout for an extension to the existing pavilion and the provision of additional car parking in this area around the rugby pitches and the retained Garrison Church. The proposals, as currently shown, are not considered to be acceptable, and further details to ensure that these uses can function adequately will be secured through the Section 106 agreement and delivered through the reserved matters applications.
131. The proposed sports pitch strategy meets Sport England's requirements, as there would be no material loss of playing pitches, and 'overall... benefits to sport arising from the development'. Sport England has raised concerns about the relationship between the flood-lit all-weather pitch proposed on the secondary school site, and the adjacent residential dwellings, but it is considered that these can be addressed through appropriate design and separation distances in the reserved matters applications. They have also suggested a number of other conditions relating to the provision and design of facilities, which the Council will address through the Section 106.

Play areas

132. Seven children's play areas, including two Neighbourhood Equipped Areas of

Play (NEAPs) and five Local Equipped Areas of Play (LEAPs) have been identified within the indicative masterplan. It is also proposed to deliver a skate park in the green corridor near the entrance to the northern SANG and further (smaller) Local Areas of Play within the development parcels. This would be in accordance with the Council's standards, and the S106 agreement secures the provision of suitable equipment for these spaces at appropriate stages of the development. The Council's POS Officer is satisfied with the approach shown.

Allotments

133. In order to meet the requirement for allotments, the applicant has identified four locations within their site. Of the sites, parts of three of the allotments are identified on the masterplan as either for 'residential development or potential allotment site'. In these areas, the Environment Statement has assessed the potential impact of the cells having a residential use, so that if an alternative allotment solution became available in the future (and that area was not required for allotments), they could still be brought forward for residential development (subject to the development not exceeding 2,000 units in total).
134. The allotments shown would meet WBC's specifications and would be adequately distributed across the site. The provision of allotments and their quality standards would be secured through the S106. There are, however, concerns about the allotments/community orchard to the north/north-west of the Infirmary Stables and its impact upon the setting of the heritage asset. It is considered that there is insufficient information to determine the acceptability of this relationship at this time, and the exact details should be worked up through the requirement for a development brief in this area.

Future Management and Adoption of Open Spaces

135. The Section 106 agreement secures a contribution towards the maintenance of the green infrastructure and makes provision for it to be passed over to the Local Authority for adoption or to another body nominated by the Council. This flexibility would allow the management of the green infrastructure to be taken over by a Community Interest Company (or alternative community body or Parish Council) should it be established in the future. The Council's S106 requirements are sufficiently robust to ensure there will not be problems created by areas of open space being left unadopted or unmanaged in the future.

Open Spaces and Green Infrastructure conclusion

136. The overall provision of open space has been assessed by the Public Open Space Officer, Leisure Services and Sport England. They are satisfied with the strategy subject to a package of contributions that will be in the S106 agreement.

Affordable and specialist housing

137. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing which echoes Appendix 7 of the Core Strategy.
138. The developer has agreed to provide 20% affordable housing on site and to

pay a financial contribution to commute 15% of the provision off site. The Housing Officer is satisfied that the proposed affordable housing provision is in accordance with the relevant policies and guidance. The Section 106 agreement secures a mix of affordable dwellings of different types/tenures to meet our current needs, but with flexibility to vary this in the future. The provision of mixed tenure homes is a Garden City Principle.

139. Managing Development Delivery Policy TB09 and Core Strategy Policy CP2 seek to ensure that new development meets the needs of the aging population, and the Infrastructure Delivery and Contributions SPD identifies the need for extra care housing within the SDL. The proposal includes up to 80 Extra Care Housing Units in the District Centre. The Council's Adult Services Officer has confirmed that this is in accordance with the borough's current needs, and that subject to future need, this provision is secured within the District Centre through the S106.

Environment Statement

140. Given the scale of the application, the applicant has undertaken an Environmental Impact Assessment to review the potential impacts of the application on the environment and wider area and outline what mitigation is required. The ES takes account of the cumulative impacts with other planned and proposed developments, including the Hogwood Farm site, the other SDLs, and development outside Wokingham Borough.
141. The Environmental Statement was independently reviewed by an environmental consultancy on behalf of WBC and found to be technically sound.

Landscape, Trees and Visual Character

Trees

142. The application is supported by a Tree Survey and an Arboricultural Impact Assessment (AIA), which categorises the trees on site and assesses the impact of the proposed development. Amended AIAs were received to take into account the extra Tree Preservation Orders (TPOs) served on the site in November 2014 and February 2015.
143. The AIA surveys 3446 individual trees, 243 groups of trees, 20 hedges, three hedgerows and six woodlands growing within or immediately adjacent to the site. Of these, the AIA identifies that 950 trees of these would potentially be lost. This is the worst case scenario as some of the trees identified for loss within the development parcels may in fact be retained when the parcels are designed in detail. Of those to be lost, there would be no category A trees, and 213 category Bs. No veteran trees would be removed.
144. Within the site, TPOs (both confirmed and unconfirmed) cover 1703 individual trees, 62 groups, two hedgerows and three woodlands. 52 of the trees to be removed were covered by the original TPOs and a further 94 are covered by the new TPOs. Although the loss of trees is regrettable, the development has been designed to minimise the impact. The Council's Landscape Officer has carefully considered the proposals, and has raised no objections subject to

conditions.

145. It is noted that the new access into the site on the Nine Mile Ride Extension would punctuate the green route where it joins the A327. MDD Policy CC03 requires that any impacts should be mitigated, and the Council's Landscape Officer is content that this can be achieved through a high quality landscape scheme that will be required by condition.

Visual Character

146. The application is also supported by a Landscape and Visual Impact Assessment, which has helped to inform the parameters of the development. The Landscape Officer has reviewed this document and is satisfied that the impacts identified can be addressed through an overarching landscape strategy for the site and through the use of design codes.

Ecology

147. Core Strategy Policy CP7 requires appropriate protection of species and habitats of conservation value. Arborfield Garrison SPD Design Principle 1b seeks to protect and enhance ecological habitat and biodiversity across the SDL.
148. The applicant has undertaken surveys of the site to establish the nature of biodiversity interest of the site and its vicinity. The proposals identify that the site does support some important habitats such as species-rich hedgerows, ponds and watercourses; and a number of important/protected species such as bats, reptiles, badgers and breeding birds. Mitigation is proposed in the form of habitat creation including new ponds woodland and grasslands (mainly within the SANGs), an appropriate bat mitigation strategy (including a sensitive lighting scheme and three new bat barns), a detailed reptile mitigation strategy that will enable the retention of the reptiles within the site boundary, and a Biodiversity Action Plan that will deliver a range of general biodiversity mitigation and enhancement measures.
149. The Biodiversity Officer has reviewed the assessment and has not objected to the principle of the proposals subject to conditions to secure appropriate details through the reserved matters applications.

Drainage, Flood Risk and the Water Environment

150. The NPPF and Core Strategy policy CP1 seek to ensure that new development should avoid increasing and where possible reduce flood risk. MDD Policy CC09 seeks to locate vulnerable development away from areas at risk of flooding, and Policy CC10 seeks to reduce run-off rates and volumes to as near as greenfield as practicably possible. The application is supported by a Flood Risk Assessment and a Drainage Strategy. Clarifications have been made to these documents during the application process as a result of discussions with the Environment Agency (EA) and the Council's Flood Risk officer.
151. On the EA flood mapping, the application site lies predominantly within Flood Zone 1, with a small area of Flood Zone 2 identified close to the lake in

Hazebrouck Barracks. However, as the EA's assessment was only undertaken at a high level it does not reflect the true fluvial flood risk associated with the smaller watercourses that flow through the site. The applicants have therefore surveyed the channels on site and undertaken hydrological and hydraulic modelling to understand and quantify the risks associated with the network of smaller tributaries through the site. The fluvial model has been agreed by the EA as a valid representation of the fluvial flood risk, both within the site and on areas downstream.

152. As a result of this work, the developer has produced flood risk maps identifying those areas at risk of fluvial flooding from a 1:30 year flood event (+climate change) and a 1:100 (+climate change) event. This has been used to inform the location of the residential parcels and other land uses. The model also demonstrates that there would be no increases in flow downstream of the site.
153. In terms of surface water, the applicant has made a commitment to reduce surface water runoff to greenfield rates through the use of SUDS. This would offer significant betterment (compared to the existing developed site) and accords with MDD Policy CC10. Further details of the SUDS including their phasing and maintenance will be sought for each sub-phase by condition.
154. The applicant has also considered the cumulative impacts with the Hogwood site. The boundary between the Garrison site and Hogwood Farm is located to the north of a local watershed, with the risk that surface water from Hogwood Farm could drain northwards towards the Garrison site. However, the FRA identifies that as surface water flows from Hogwood Farm would be no more than the existing flows (which have already been included in their modelling) as that development would also need to provide drainage systems to meet national requirements.
155. The amended Flood Risk Assessment and Drainage Strategy have been assessed by the Environment Agency and the Council's Flood Risk officer. They have raised no objection to the proposed package of measures in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the proposals are considered acceptable subject to conditions.

Heritage assets

156. Policy TB24 of the MDD requires development to 'at least conserve and, where possible enhance the important character and special architectural or historical interest of the building, Conservation Area, monument or park and garden including its setting and views'. Furthermore, Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty in considering proposals affecting Listed Buildings, to 'have special regard to the desirability of preserving the building or its setting'
157. There are two Scheduled Monuments and a Grade II Listed Building within the site. The scheduled monuments are the infirmary stables, located in the open space adjacent to Rowcroft Barracks, and the medieval moat close to the junction of Biggs Lane and Princess Marina Drive. The Grade 2 Moat House is located adjacent to the Moat. There is also a further Grade 2 Listed Building,

West Court, adjacent to the West Court SANG in the south of the SDL.

Infirmary stables

158. The infirmary stables are of national significance as they are the last remaining WW1 infirmary stables in the country. They form an important element in the interpretation of the site's history and the role that the Remount Service played in the development of the local area. However, the buildings are currently in poor state of repair and have suffered recent neglect.
159. In the first instance, the priority is to make the buildings secure and weathertight to stop further degradation. Within 28 days of securing consent, the S106 agreement requires the erection of perimeter fencing to make the building secure, and the submission of details about how the buildings will be made weathertight. These works should then be implemented within 3 months.
160. The S106 will also require submission of a Conservation Management Plan within six months of the commencement of development. This document will assess the significance of the building in detail to inform what changes could be made to the building, and indicate how it could be reused. The document will also be useful for engaging with the wider community and applying for grant funding.
161. Within 12 months, there is a requirement for a programme of works will be submitted to WBC, and a further requirement for the works to be completed within 3 years at the latest.
162. The need to find a re-use for the buildings is supported by English Heritage and the Council's Conservation Officer, and this tight schedule would ensure the building is restored and a re-use identified in a timely manner.

Scheduled Moat and Moat House

163. The Moat House is an early 20th century red brick building and is a good example of an interwar military HQ building in the neo-classical style. The Council were proactive in applying for the Moat House to be listed, and it received Grade II status in 2014. Although change of use is not included in the current application, the fabric of the building would be suitable for re-use, and this would be determined at a later date and controlled through condition.
164. The adjacent Scheduled Moat dates from 1250-1350 and appears as a depression in the ground with surrounding banking. As described in the masterplanning section, the Council will require the submission of a development brief to further explore the setting and key views of these heritage assets, and to require the submission to include a scheme for interpretation and a long term management plan for the Scheduled Monument.

Langley Common Farmhouse and Stables

165. Langley Common Farmhouse, on Langley Common Road is an unlisted 19th Century farmhouse that pre-dates the military phase of the site. The farmhouse has local interest as surviving evidence of the pre-Garrison phase, and was later used to accommodate personnel associated with the sick lines. The adjacent stable block is thought to form part of the original Langley Sick Lines and is contemporary with the Scheduled stables but has been altered

into offices.

166. Paragraph 135 of the National Planning Policy Framework identifies that ‘the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application’. The Conservation Officer has commented that these undesignated heritage assets are of great local significance, and that their loss has not been justified within the application. Condition 68 therefore requires the developer to further investigate the significance of these buildings and the viability of their reuse to inform whether they are retained within the development.

On-site heritage conclusion

167. The development would therefore retain the most significant buildings on the site, and the development briefs would ensure that surrounding development would take account of their setting, curtilage and key views. However, it is recognised that all the buildings on the site contribute to an understanding of the history of the Garrison, so condition 69 requires all buildings to be recorded to the appropriate English Heritage standard.

Archaeology

168. The archaeological report demonstrates that there are potential archaeological issues associated with this development. The Berkshire Archaeology Officer has assessed this and recommended that a condition be included for a phased programme of archaeological investigations.

Heritage impact outside site

169. Concern has been raised about the impact of additional traffic upon the sensitive heritage receptors in Hart District. This has been considered in the ES addendum and the updated heritage documents, and these conclude that there would be no adverse impact.

Environmental Health

Noise and Vibration

170. The Environmental Statement includes a noise assessment which considers the impact of noise and vibration during the demolition and construction phases (upon existing residents and future occupants), and any impacts resulting from the completed development. The chapter is supported by a noise model for the local area, based upon assessments and methodology that were agreed in advance by the Council’s Environmental Health Officer.
171. In terms of the impact from construction, it concludes that there would be no adverse impact subject to securing appropriate mitigation measures; for example, by limiting hours of construction, and implementing appropriate measures in a Construction Environmental Management Plan (CEMP). A CEMP would need to be submitted for each sub-phase, so would address the noise sensitive receptors on site at that time.
172. In assessing the noise arising from the completed development (principally from vehicular movements), the assessment took into account the cumulative impact with the Hogwood site, and identified no significant impacts. Within the site, conditions are proposed to control any impacts arising from the on-site

uses (such as noise from the businesses in the village centre).

Air Quality

173. The ES assesses the air quality impacts of the development. It identifies that any on-site impacts from the demolition and construction can be mitigated through the requirement for a Construction Environmental Management Plan (CEMP) to be provided with each sub-phase of the development. This would cover issues such as the best practice for the storage of materials, loading and unloading of plant and materials, and measures to suppress dust.
174. The chapter also considers the air quality impact of vehicles from the completed development outside the site. The study is based upon a model verified by survey data. The chapter concludes that even taking into account the cumulative impact with the Hogwood development, any impacts would be negligible. The Council's independent review found this assessment to be robust.

Land Quality

175. The ES chapter was informed by work including a desktop study, a site walkover, targeted intrusive ground investigation works, and a radiology survey, and has followed a methodology agreed with the EHO. As a result of these studies, conditions have been recommended to control the reserved matters applications.

Community and Socio-economic

176. The assessment identifies that any impacts would be mitigated by the new infrastructure provided with the development, and that the development would deliver a number of social and economic benefits.
177. In terms of employment (a Garden City Principle), job provision needs to be viewed holistically across the SDL, and the main provision is intended to be on the Hogwood Farm site. Core Strategy Policy CP15 and MDD Policies TB11 and SAL07 identify that the Hogwood Farm site will accommodate around 30,800sqm additional employment floorspace, through the extension and intensification of Hogwood Industrial Estate.
178. The Environment Statement identifies that the uses on the Garrison site (including shops and schools) will employ 260 people, in addition to all the temporary construction jobs that will result. The application is supported by an Employment Skills Plan setting out a framework for sourcing labour locally. The Council's Economic Sustainability Team is discussing this further with the developers.

Other Matters: Housing

179. The application sets out an indicative mix of dwellings (both market and affordable) which appears to provide a good range of size and types of housing across the site and focus principally on houses with gardens (as sought by Appendix 7 of the Core Strategy, and in line with Garden City principles). The exact mix of housing will be considered at the reserved matters stage.

180. In order to allow residents to live longer in their own homes, at least 10% of the market and affordable homes will be secured as Lifetime homes in accordance with MDD Policy TB05.

Retail Impact

181. Appendix 7 of the Core Strategy identifies that the District Centre should include a food store of around 4000sqm, primarily selling convenience goods, and that the 'large village' should provide for 'convenience retail'.
182. The application proposes a food store of up to 4000sqm, and this is supported by a Retail Statement that tests the impact of the new food store upon other superstores and the town centre. This identifies that even if the food store is opened early in the development, it would not have a harmful impact upon the viability of other supermarkets, or upon Wokingham town centre.
183. Planning conditions will be used to restrict the amount of comparison floorspace within the supermarket, and elsewhere within the District Centre, and to cap maximum unit sizes in order to provide local shopping facilities of the nature envisaged at Arborfield Garrison, and to prevent any adverse impacts upon other centres.
184. A much smaller neighbourhood centre is proposed in the north of the development, with a total floorspace of up to 300sqm. Condition 5 seeks a development brief for this area, and requires that it should be brought forward at the same time as the development brief for the district centre to ensure that the mix of uses across the two areas can be considered together.

Sustainable design and construction

185. Core Strategy policy CP1 requires development to contribute towards the goal of achieving zero carbon developments by including on-site renewable energy generation and minimising energy and water consumption. The Managing Development Delivery document Policy CC04 requires development to 'seek to achieve Code for Sustainable Homes Level 4'. The Design and Sustainable Construction SPD sets an aspirational (non-mandatory) target to deliver very good or excellent standards for non-residential development.
186. The applicant has submitted a Sustainability Statement demonstrating how the proposal meets the requirements of the Sustainable Design and Construction Supplementary Planning Document (May 2010).
187. The Government has indicated that the Code for Sustainable Homes is likely to be abolished, and replaced by an enhanced form of Building Regulations that would more tightly control issues like energy and water use. However, in the absence of this legislation, there is no certainty that this will happen, or when, so it is proposed that the policy requirement should still be sought through condition with flexibility to adapt to changing future circumstances.
188. MDD Policy CC05 sets out that planning permission will only be granted for proposals that deliver a 10% reduction in carbon emissions through renewable or low carbon technologies. The submitted Energy Statement demonstrates

that, in accordance with best practice, the developer would take a fabric first approach to reduce energy requirements, and then 10% of the residual energy requirement could be achieved through building integrated photovoltaics. Condition 50 will ensure that reserved matters applications demonstrate how this carbon reduction could be achieved in each phase. The developer will also be required to investigate the provision of district heating in the District Centre as part of their development brief for that area.

Utilities

189. The Utilities Strategy submitted with the application indicates that there are no insurmountable issues with utilities in the local area, although discussions between the developer and the providers are ongoing. Thames Water has confirmed that the upgrade to the Arborfield Sewage Treatment Works will be complete by the end of March 2015, and this will provide sufficient capacity for the whole SDL.

Community engagement

190. The applicant has provided a Statement of Community Participation which outlines the level of pre-submission public engagement that the application has been through. This includes a public workshop (jointly undertaken with the developers of Hogwood Farm), community drop-in events, attendance at Community Forums, engagement with the Parish Council and Ward Members (including through the Community Steering Group), and the creation of a development-specific website. Although this is not in itself a material consideration in the determination of the planning application, the level of consultation is considered broadly in accordance with the Council's adopted Statement of Community Involvement.

CONCLUSION

This proposal is recommended to the Committee for approval subject to conditions and agreement of the S106 package with respect to the provision of infrastructure and services.

As set out in this report, the application is considered to be in accordance with the NPPF, the Core Strategy, the Managing Development Delivery Local Plan, the Arborfield Garrison SDL SPD and other relevant supplementary planning documents.

The site is allocated for development, and the proposal would not compromise the delivery of housing or infrastructure elsewhere within the SDL. The application demonstrates that the development proposals takes account of the opportunities and constraints of the site, and could acceptably accommodate up to 2000 dwellings and the other necessary on-site infrastructure.

The proposals will not result in significant harm to the amenity of existing or future residents, environment or the transport network and will create a mixed and balanced new community with the required level and range of infrastructure and services. Although, detailed issues such as design, scale, materials and landscaping will be considered and assessed in detail under reserved matters, the application demonstrates that the development would include the key elements of a Garden Village.

In considering this application, due regard has been given to the comments and representations received and where possible these have been addressed through negotiation with the applicant.

CONTACT DETAILS		
Service	Telephone	Email
Development Management	0118 974 6428 / 6429	development.control@wokingham.gov.uk

Appendices

Appendix 1 – Plan RevBrief 1. Areas covered by development briefs required by Condition 5

Appendix 2 – Plan RevBrief 2. Areas covered by development briefs required by Condition 6

Appendix 3 - Plan N81-2240-SSA02. Identifying buildings relevant to Condition 63

Appendix 4 – Garden City Principles

Appendix 5 – Plan N81-2240 PL06 Rev J. Land Use Parameter Plan

Appendix 6 – Parish Council comments in full (including original comments, where comments on revised information did not set out a consolidated position)

Plan Ref. DevBrief 2: Development Briefs required by

West Court Land (Scale 1:5000)

DO NOT SCALE
All dimensions to be checked on site and Architect to be notified of any discrepancies prior to commencement

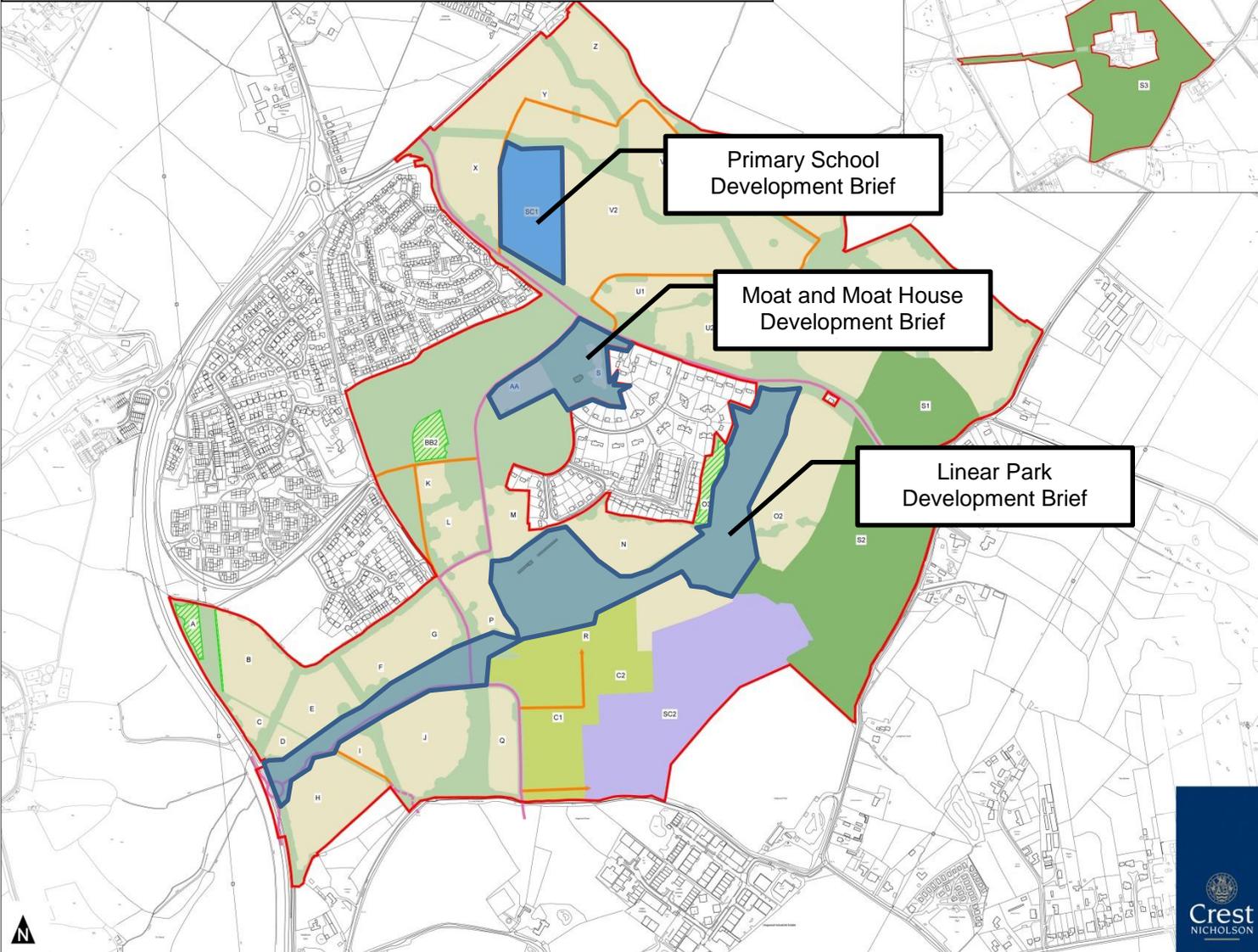
DESIGNERS RISK ASSESSMENT
RESIDENTIAL RISK

- KEY**
- SANGS Areas (S1, S2 and S3)
38.41Ha (94.91Acres)
 - Residential Development Areas
 - Residential development or potential allotment site
 - District Centre (Mixed Use)
(Use classes A1, A2, A3, A4, A5, B1, D1 and D2 with residential above)
 - Neighbourhood centre to be located in development cells V2 or U1. Specific siting and configuration to be agreed at reserved matters stage.
 - Extra Care building located in cell R.
 - Existing nursery use to be retained in cell L or relocated to an alternative location within the site.
 - Primary School Land (SC1)
 - Secondary School Land (SC2)
 - Primary Street Network
 - Secondary Street Network (Indicative)
- NB. Precise location and details of allotments to be determined.

Primary School Development Brief

Moat and Moat House Development Brief

Linear Park Development Brief



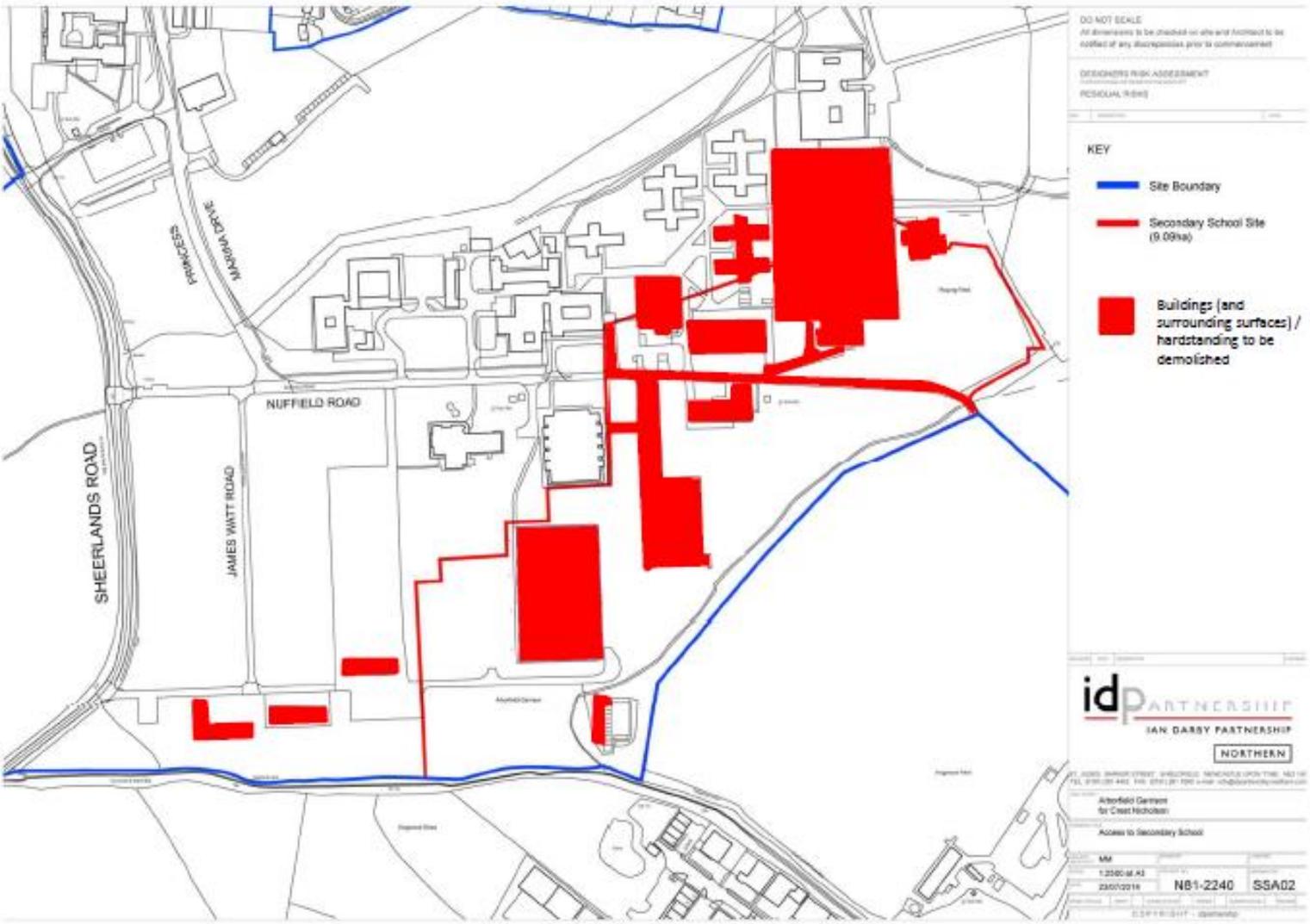
idp PARTNERSHIP
SOUTHERN

Crest NICHOLSON

Project Name	West Court Land	Client	idp PARTNERSHIP SOUTHERN
Project Ref	N81-2240	Drawn	PL06
Issue	18/01/2015	Scale	1:5000

Appendix 2 – Plan RevBrief 2. Areas covered by development briefs required by Condition 6

Appendix 3: Plan N81-2240-SSA02. Identifying buildings relevant to Condition 63



Appendix 4: Garden City Principles

A Garden City is a holistically planned new settlement which enhances the natural environment and offers high-quality affordable housing and locally accessible work in beautiful, healthy and sociable communities. The Garden City principles are an indivisible and interlocking framework for their delivery, and include:

1. land value capture for the benefit of the community;
2. strong vision, leadership and community engagement;
3. community ownership of land and long-term stewardship of assets;
4. mixed-tenure homes and housing types that are affordable for ordinary people;
5. a strong local jobs offer in the Garden City itself, with a variety of employment opportunities within easy commuting distance of homes;
6. Beautifully and imaginatively designed homes with gardens, combining the very best of town and country living to create healthy homes in vibrant communities;
7. generous green space linked to the wider natural environment, including a surrounding belt of countryside to prevent sprawl, well connected and biodiversity rich public parks, and a mix of public and private networks of well managed, high-quality gardens, tree-lined streets and open spaces;
8. opportunities for residents to grow their own food, including generous allotments;
9. strong local cultural, recreational and shopping facilities in walkable neighbourhoods; and
10. integrated and accessible transport systems – with a series of settlements linked by rapid transport providing a full range of employment opportunities

*Source: Town and Country Planning Association website
(<http://www.tcpa.org.uk/pages/garden-cities.html>)*