

Agenda Item 77.

Application Number	Expiry Date	Parish	Ward
172751	EXT	Emmbrook North	Emmbrook;

Applicant	Bovis Homes
Site Address	Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham, RG41 1JX
Proposal	Application for the approval of Reserved Matters pursuant to Outline planning consent O/2014/2242 for the erection of 244 residential dwellings, associated amenity spaces, access, garages, parking, internal roads, pathways, drainage and associated Landscaping. (Appearance, Landscaping, Layout and Scale to be considered)
Type	Reserved Matters
PS Category	1
Officer	Sophie Morris
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 February 2018
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The application relates to the Matthewsgreen Farm development site; a site comprising 34 hectares in total and situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The application site sits within the development Plan allocated North Wokingham Strategic Development Location (SDL).</p> <p>The principal of the development was established under Outline planning permission for approximately 760 dwellings, a primary school, a neighbourhood centre, community facilities, a section of the Northern Distributor Road and associated works including open space was granted under planning application O/2014/2242 in March 2015. At the time it determined the planning application, WBC accepted and established the principle and quantum of development on the site. WBC has already approved Reserved Matters for 329 of the 760 dwellings (phases 1, 2a, 2b, the majority of phase 3) and for the Northern Distributor Road (NDR) running through the site.</p> <p>This proposal is the reserved matters application pursuant to the Outline permission relating to Phase 4 of the development and comprises 244 dwellings, associated amenity space, landscaping, garages, parking and carports, internal roads, pathways and drainage.</p> <p>The submitted proposals are considered compatible with the design and appearance of the other phases which have already received reserved matters approval within the wider site and are considered acceptable as they are in accordance with the general parameters set out under the outline consent and the Council's adopted policies and guidance in terms of scale, design and appearance. The development would provide high quality development with appropriate levels of parking and amenity for future occupiers of the development.</p>

This is a sustainable development that offers public benefit in that it helps meet the needs of the community and delivers on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed.

PLANNING STATUS

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

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Completion of a legal agreement relating to the following:

- 1) No access restrictions implemented within Phase 1 which would restrict connectivity between Phases 1 and Phase 4**

B. Conditions and informatives:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2242, which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.

Plan numbers being finalised to be included on Members Update

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

Cycle Parking

3. Prior to first occupation of the development hereby approved, details of the proposed cycle parking shall be submitted to and approved in writing by the Council. Such details shall include the layout for the cycle parking for the apartment

blocks as well as the car ports. The cycle parking shall be provided in accordance with the details of such hereby approved prior to first occupation and shall be permanently retained thereafter in its approved form.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Highways

3. Notwithstanding the approved plans, the primary access road from the NDR serving the development hereby approved shall be constructed with a minimum carriageway width of 5.5m for the first 12m, and with a minimum carriageway width of 5m thereafter, unless otherwise agreed in writing with the Local Planning Authority.

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

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

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

Visibility splays

5. Prior to commencement of the development hereby approved, an updated visibility plan (to include the PROW) shall be submitted to and approved in writing by the Council. Once approved, the land within the visibility splays as demonstrated on the plan, shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

Temporary cycleway link

6. Prior to commencement of the development on this phase (excluding site clearance and groundworks), details of the temporary cycleway link along the eastern boundary of the site shall be submitted to and approved in writing by the Council. The details shall demonstrate that the construction of the cycleway shall

be a 'no dig' method. The temporary cycleway link shall be implemented in accordance with the details as approved and shall be open prior to first occupation of this phase, unless otherwise agreed in writing by the Council.

Reason: To ensure satisfactory development in the interests of highway safety, convenience and permeability in accordance with Core Policies CP3 and CP6 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

LEAP play equipment

7. Prior to occupation of the development hereby approved, details of the play equipment to be provided on the LEAP shall be submitted to and approved in writing by the local planning authority. The LEAP shall be implemented in accordance with the approved details and shall be made available for use prior to first occupation of the development, and shall be permanently retained in the approved form and used for no other purposes, unless otherwise agreed in writing by the Council.

Reason: To ensure that the development provides adequate play provision for the community in accordance with Core Strategy Policies CP1, CP2 and CP3

Sustainability

8. The water butts as referred to in paragraph 4.5.5 in the submitted design statement (Ref 1168.DS), shall be provided prior to the occupation of the relevant dwelling.

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

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

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Informatives

1. This permission should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.
2. You are informed that this permission here relates only to the Reserved Matters submitted pursuant to condition 2 of the Outline Permission. It does not convey any written approval from the Local Planning Authority as may be required for any other of the conditions of the outline permission; details for which shall need to be submitted separately to and approved in writing by the Local Planning Authority.

3. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

4. The applicant is informed that parking will need to be restricted along the main routes (Northern Distributor Road and bus route) and on turning heads.

5. Work on Highway - The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

6. Mud on Road - Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

7. Highway Adoption - If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

8. Highway Management - Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

9. Utilities - Any works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

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

11. You are advised that where 'prior to commencement of development' is cited within condition 6 above, this is with the exception of 'commencement' for the purposes of site clearance and ground works.

PLANNING HISTORY		
Application Number	Proposal	Decision
O/2014/2242	Outline application for a phased development of up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road (Matters reserved – layout, landscaping, scale, appearance)	Approved March 2015
F/2014/1216	Old Forest Road SANG	Approved September 2014
150093	Reserved Matters for Phase 1 (100 units)	Approved Oct 2015
152649	Reserved Matters for NDR	Approved March 2016
160765	Reserved Matters for Phase 2a (82 units)	Approved July 2016
162140	Reserved Matters for Phase 2b (73 dwellings)	Approved November 2016
170618	Reserved Matters for Phase 3 (74 dwellings)	Approved July 2017
162431	Development Brief for school and community facility	Approved April 2017
172766	Submission of details for Road 24	currently under consideration
172331	Reserved Matters for Primary School, Nursery and Community Centre	Recommended for approval on this Committee agenda

SUMMARY INFORMATION	
Site Area	9ha
Existing units	0
Proposed units	244
Existing density – dwellings/hectare	0
Proposed density - dwellings/hectare	27.1dph
Number of affordable units proposed	75 (31%)
Previous land use	Agriculture
Proposed Public Open Space	1ha
Existing parking spaces	0
Proposed parking spaces	552

CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust Crime Prevention Design Officer National Grid	No comments received No comments received Response from Linesearch advise that Fulcrum Pipelines and SGN have pipelines in the vicinity of the development
Natural England	No objection but comment that the layout should be better designed to provide a clear and legible route through the site to the SANG
Environment Agency Berkshire Fire and Rescue	No comments to make The applicant should provide suitable fire hydrants or other suitable emergency water supplies to meet Berkshire Fire and Rescue Service requirements; Plans have not been reviewed for safety provisions, this is the responsibility of the Building Regulations Department
Southern Gas Networks	Due to presence of low/medium/intermediate pressure gas main in proximity to the site, no mechanical excavations to take place above or within 0.5m of low pressure system, 0.5m of medium pressure system and 3m of intermediate pressure system. Positions of mains should be confirmed using hand dug trial holes.
SEE Power Distribution Thames Water	No comments received Details should be provided of how the phase sits within the overall foul water drainage strategy
Berkshire Archaeology WBC Biodiversity WBC Economic Prosperity and Place (Community Infrastructure) WBC Drainage	No objection No objection No objection No objection subject to further details being submitted for approval through the drainage conditions submission
WBC Environmental Health WBC Highways	No objection No objection subject to conditions and completion of S106 agreement
WBC Tree & Landscape WBC Cleaner & Greener (Waste Services) WBC Public Rights of Way	No objection Standard advice to developers provided No comments received

REPRESENTATIONS (Officer comments in brackets)

Town/Parish Council: Wokingham Town Council object on grounds that the phase includes much needed affordable homes which they consider cannot be delivered for at least three years because the land on which they are scheduled to be built is leased to the current tenants. (See para 31 of the report relating to the affordable housing delivery

requirements in each Phase however the development will provide a phased delivery of affordable housing.)

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
Adopted Managing Development Delivery Local Plan 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
	TB06	Development of private residential gardens
	TB07	Internal Space standards
TB21	Landscape Character	
TB23	Biodiversity and Development	

	TB24	Designated Heritage Assets
		Appendix 2 – Parking Standards
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards
		North Wokingham Strategic Development Location SPD adopted October 2011.
		Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.
		Affordable Housing SPD adopted June 2011.
		Sustainable Design and Construction SPD adopted 2010.

PLANNING ISSUES

Application Site

1. The application site forms part of the Matthewsgreen Farm development site, which itself forms part of a larger area designated under the Wokingham Borough Core Strategy as the North Wokingham Strategic Development Location (SDL). The Matthewsgreen Farm site comprises approximately 34 hectares in total and is situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The site is bounded to the south by Matthewsgreen Road, by Toutley Road to the west, by Twyford Road to the east, and by the Ashridge Stream watercourse to the north.
2. The site previously comprised mainly agricultural land, consisting of open fields, ditches, hedgerows and a mixture of trees in terms of age and type. There is also a small existing commercial operation located towards the southern boundary along Matthewsgreen Road.
3. Outline planning permission for the phased delivery of the Matthewsgreen Farm development (for approximately 760 dwellings and associated infrastructure) was granted under application O/2014/2242. Reserved Matters planning permission has subsequently been granted for phases 1, 2a, 2b and part of phase 3 and for the NDR. A reserved matters application for the primary school and community centre has also been submitted and is being considered elsewhere on this Committee agenda with a recommendation for approval (ref: 172331).
4. Development is progressing apace and Phase 1 now has around 50 occupations. The development is also served by a SANG provided to the northern side of Old Forest Road which was granted full planning permission in 2014 and is now open to the public.

Principle of development

5. The principle of the development in this location has been established by outline planning permission ref: O/2014/2242. The outline permission was subject to an Infrastructure Delivery Plan and s106 legal agreement, which secured the coordinated delivery of the infrastructure necessary to support the SDL wide development. This included requirements for on-site provision (affordable housing, the NDR, the primary school, the community centre, the local centre and the open spaces) together with contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services. The Old Forest Road SANG, approved under application F/2014/1216, has been constructed to serve the recreation requirements of the development and thus mitigate its impact upon the Thames Basin Special Protection Area. The SANG is now open.
6. Whilst detailed matters of layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning consent establishes the broad parameters within which those matters need to be worked up in detail for the purposes of the Reserved Matters application submissions. It is important to note however that the parameter plans do not absolutely 'fix' matters of detailed design and that deviations from those plans may be accepted under the Reserved Matters applications where the deviations do not substantially alter the original planning permission approved and where the impacts do not result in significant harm to the local area.

Application Proposals

7. Reserved Matters approval (RMA) is sought for Phase 4 of the development for the construction of 244 dwellings. Phase 4 is located to the south of the NDR, and extends down in part to meet with Matthewsgreen Road. The northern boundary of the site runs along the NDR from the Twyford Road roundabout, to a point further along the NDR to the west where the open space/LEAP will be located. The outline masterplan indicated that a 60 unit extra care home would also be located along this southern edge of the NDR. However, this application does not include the reserved matters details for the extra care home, and the application red line boundary has been amended since initial submission to remove an apartment block which was proposed to the west of the location of the care home. This was to ensure that enough land around the location of the care home is safeguarded so that the Phase 4 reserved matters layout would not prejudice its future design in terms of being able to accommodate the parking/servicing and landscaping requirements.
8. The south western boundary of the phase extends along the Public Right of Way (PROW) which separates this Phase with the already approved Phase 1 development. Access into Phase 4 will be via the accesses which have already been approved as part of the outline permission, and as part of the reserved matters approval for the NDR. There will be one access into the site off the NDR to the north of the site, one off Matthewsgreen Road to the south, and via three further internal roads which will connect through from the approved Phase 1 internal road layout. The development incorporates associated internal access roads, parking, landscaping and open space, including a Locally Equipped Area of Play (LEAP), a smaller informal play area, footpaths (including a ped/cycle

path link down off the NDR, along the east boundary of the site to connect with the Twyford Road further to the south) and Sustainable Urban Drainage (SuDS).

9. This RMA seeks approval of appearance, landscape, layout and scale in accordance with Condition 2 from the outline permission.
10. A variety of housing typologies are proposed including terraces, semi-detached and detached houses, and two, three storey apartment buildings. The development would deliver 75 (31%) affordable dwellings on site. The buildings would range from 1 to 3 storeys with two storey buildings located along the edges of the development site, with the exception of one of the 3 storey apartment blocks which will be located on the north east corner of the site and will address both the Twyford Road and the NDR.
11. The proposed layout of this part of the overall development site has not altered significantly from the indicative masterplan provided at the time of the outline planning application. The number of dwellings proposed would result in a density range of between 27dph – 30dph.
12. The buildings within the development are similar to those already permitted within the wider site and will line and address both the NDR as well as both sides of the internal access routes. The larger of the two apartment blocks will be located on the southern side of the NDR at its junction with the Twyford Road roundabout, the design of which is considered to be reflective of and complementary to the already approved apartment block located on the opposite side of the NDR within the Phase 2a site. The initial submission originally proposed two apartment blocks in this location, however, due to concerns raised in respect of the design of these and their impact upon landscaping the cycle connection, the applicant has revised the scheme and now proposes one block. The merits of this is discussed later within the report (paras 23 to 24).
13. The affordable housing is located within the two apartment blocks and within two further housing clusters within the site. Car parking strategies use both on plot and on street parking provisions. Parking courts have also been provided selectively to accommodate WBC's parking standards and help reduce the visible numbers of parking. This is addressed later in the report. Officers consider that the overall layout works with the contours of the land and accommodates the drainage requirements of the site and reflects the wider site layout.

Reserved Matters - Detailed Design

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

Layout

15. The proposed layout of this Phase of the development has not altered significantly from the indicative masterplan layout provided at the outline application stage. The primary access roads into the site from the NDR and

Matthewsgreen Road will be 6m and 5.5m wide respectively, and within the site, secondary access roads will radiate from the main internal routes to serve clusters of buildings. The routes within the site will have a clear hierarchy and are designed in accordance with Manual for Streets.

16. The layout also accommodates two areas of open spaces, one of which is located on the western boundary of the site and will incorporate the Local Equipped Area of Play (LEAP). The other open space area is positioned more centrally and will help break up the built form within the site, providing an attractive landscaped green open area. A more informal natural play area is proposed in this location.
17. As mentioned previously, the application site boundary has been amended to exclude a residential block on the north west side of the site, which will be brought forward at a later stage. The boundary has also been amended to extend further south along the east boundary of the development site, to accommodate the required NDR cycleway link works, which will link up with the ped/cycle path in Cantley Park via a Toucan crossing on the Twyford Road. This provision was required as part of the Outline S106 agreement, with the trigger for its provision being 200th occupation. However given houses are occupied officers consider this is essential to provide safe access to new residents of the site. A temporary path is proposed as part of the current RM application, as the final worked up detail will be incorporated within the future Phase 5 RM proposals. A condition is therefore proposed to require details of the provision of the temporary link in the interim period (condition 6).

Scale

18. The scale of development broadly follows the parameter plans that were considered and approved under the outline planning permission. The houses within the development are all 2 storeys in height while the two apartment blocks are three storeys.
19. An indicative heights parameter plan was submitted at the outline planning application stage which indicated heights of up to 3 storeys being located along the south side of the NDR. Whilst the larger of the apartment blocks located along this frontage will be three storeys in height (albeit with a flat roof), the remaining dwellings addressing the NDR along its southern boundary will be two storeys in height. The second three storey block will be located to the south of where the extra care housing block will be positioned. Whilst this specific location was not identified for three storey development at the outline stage, it is nonetheless considered to be an acceptable location for such a building, as its location and distance to surrounding dwellings is such that it would not have a detrimental impact upon occupiers of surrounding properties in terms of outlook or privacy. Furthermore, there are only two, three storey buildings proposed in this phase, which is less than the outline heights parameter plan indicated and it is considered that larger scale building along the NDR, which is a wide avenue is considered acceptable and helps to reinforce the design concept that this is the main road through North Wokingham.

20. The scale of the development within this phase is therefore considered acceptable with the buildings being overall generally lower in height across the site than what was indicated at the outline application stage.

Design and Appearance

21. A variety of housing typologies are proposed within the site including terraces, semi-detached and detached houses, and two apartment buildings containing two bed flats. The applicant's design statement advises that the application aims to tie the Phase 1a development, Phase 2a development, Twyford Road frontage, the site access on Twyford Road and Matthewsgreen Road frontage together, whilst enhancing the character and frontage of the NDR and the primary route into the site. In order to facilitate this aim, the site has been split into 3 character areas, the aim of which is to respond to their immediate context. These three areas are referred to as the 'Contemporary Entrance/NDR, the 'Rural Edge' and the 'Phase 1 extension'.
22. The materials incorporated within the design of the dwellings within the 'contemporary' section at the northern end of the site will include red brick, blue brick and render, reflective of the approach taken on the Phase 2a site, located on the opposite side of the NDR.
23. The initial submission proposed two apartment blocks being located at the north east corner of the site, one of which would have had frontage onto the Twyford Road and the NDR, with the other fronting the NDR. Officers considered that these originally proposed buildings appeared to be dominated by dark brick, and did not provide an acceptable frontage onto either the Twyford Road or the NDR. The side elevation of the block fronting the NDR also infringed WBC space separation standards in respect of the closest proposed dwelling fronting the NDR. The side elevation of this block comprised undercroft car parking, with the two upper floors of dark grey brick which was considered to result in a dominant and overbearing elevation. The applicant was therefore asked to reconsider the design of the blocks on this corner, to provide a better variety in materials and to break up the dark brick dominance.
24. In response, a revised proposal for this corner of the site was submitted, which replaces the two originally proposed buildings with one building. However, it is considered that the design of this has paid better regard to this corner location, with a design which has reduced the dominance of dark brick, with a better combination of render, dark and red brick, and provides a better frontage onto both the Twyford Road, and the NDR. The design of the corner of the building where it addresses the Twyford Road roundabout uses a combination of render and brick, taking reference from the design of the apartment block located on the opposite side of the NDR within Phase 2a. Further along the NDR, the section at the western end of the building projects forward, with balconies positioned to wrap around the north/west corner. The balcony supporting structures fronting the NDR and the Twyford Road will be brick faced with a metal safety railing enclosing the balcony areas, similar to those on the Phase 2a apartment blocks. The façade of the section along the NDR mainly comprises red brick, but with some use of render and dark grey brick to help provide break up the elevation. It is considered that the amended design addresses the concerns previously raised and sits better within the context of its corner location.

25. The dwellings within the 'rural edge' section located at the southern edge of the site, will incorporate more traditional materials and finishes such as tile hanging, red bricks, brick corbelling detail, and occasional use of render. This section is designed to reflect and be compatible with the existing character of properties in the vicinity. The 'Phase 1 extension' is the largest of the three areas and the design of the dwellings within this area will reflect those within Phase 1, incorporating red brick, occasional tile hanging and render to the facades. The second apartment block will be located within this area, and its design has been amended since the initial submission to be more reflective of the design of the phase 1 apartment blocks. This is considered to be an improvement on the initial design submitted and balconies to the apartments have also been added which were not included on the original design.
26. It is considered the overall approach to the design and external finishes would be compatible and complementary with the adjacent phases, and also appropriate to the character and appearance of the surrounding area and would provide a successful and well designed scheme. Samples of the proposed materials to be used are required to be submitted for approval under condition 5 of the outline permission.
27. The range of housing types and styles will ensure that there is diversity in the built form and a range of housing for future occupants. The diversity in terms of the style of the dwellings is achieved through the detailing such as heights, materials/design and roof form. This will help to provide a clear and legible neighbourhood.

Affordable Housing, Dwelling Mix and Standard of Accommodation

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

	Market	Affordable	Total
1 bed flat		1	1
2 bed flat		26	26
2 bed house	9	31	40
3 bed house	98	16	114
4 bed house	50	1	51
5 bed house	12		1
Totals	169	75 (31%)	244

29. The affordable housing delivery requirements of the development were established at the time of the outline planning permission. The outline application requires an overall 35% affordable provision, with this being achieved by either a 22% provision on site and a commuted sum towards off-site provision (in the event that the Council did not require the extra care housing units), or a 30% provision on site and a lesser commuted sum towards off-site provision in the event that the extra care units were required. After the outline permission was granted, WBC confirmed to the applicant that it would require the 60 extra care units. The onsite affordable housing provision is therefore required to be 30% across the whole Matthewsgreen development. The current level of affordable housing provision

proposed through the existing approved reserved matters on the site stands at 19%. Phase 4 proposes 75 units (31%) of affordable housing, which would bring the site wide provision up to 24%.

30. The remaining reserved matters proposals will need to include an overall 25% affordable housing provision to ensure that the site wide 30% is achieved. This takes into account the 60 extra care units which will count as 100% affordable.
31. The Town Council raised an objection to the application in respect of the delivery of the affordable housing within the Phase which they consider cannot be delivered for at least three years because the land on which they are scheduled to be built is leased to the current tenants. However, provisions are contained within the outline application S106 agreement which requires that the commencement of the construction of the affordable housing shall be no later than 3 months after the commencement of the open market dwellings in that phase. Furthermore, no more than 50% of the open market units in any phase can be occupied unless and until all of the affordable housing dwellings are completed and either the freehold ownership or lease has been granted to a preferred registered provider.
32. Whilst there are some affordable housing units proposed to be located in the area where there is currently an occupier on site, there are also other affordable units elsewhere within the Phase where such issues do not exist. The responsibility therefore lies with the applicant to ensure that the delivery of the affordable housing within this Phase meets with the requirements as set out in the S106 agreement.

Borough Design and Space Standards

33. All of the dwellings have been designed to National Space Standards. In addition, the dwellings are required to be constructed to achieve appropriate internal ambient noise levels which will be assessed under a separate conditions application pursuant to condition 51 of the outline consent.
34. The Borough Design Guide sets a minimum garden depth of 11m. The proposed layout complies with these requirements with all houses meeting or exceeding the minimum threshold with the exception of 5 units. However, the infringement of this standard does not exceed more than 1m on any of the 5 units, and the overall size and usability of these gardens are considered to be acceptable when their width and overall layout is taken into consideration. Furthermore, the units are private and therefore buyers have the choice of purchase or not. In addition, permitted development rights of the properties have been removed by condition 7 of the outline permission so as to restrict unacceptable encroachment into these important garden spaces. It should also be noted that on large scale sites, it is very difficult to achieve total compliance with all the competing aims of design standards and therefore where appropriate to do so, a small reduction can sometimes be accommodated as in this instance.
35. With the exception of one unit, the flats within the apartment blocks all have balconies which are large enough to accommodate a small table and chairs, which will offer private amenity space to these residents, and units located at ground level have a designated area of defensible space. There is also adequate public open space provided locally within the development for the residents' amenity.

36. The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the proposed layout complies with this guidance.

37. It is therefore considered the development will provide good levels of amenity for future occupants, along with a good mix, balance and quality of dwelling types, tenures and sizes so that a wide range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community. The development is therefore considered to accord with the relevant policies of the development plan in this regard.

Neighbouring Residential Amenity

38. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

39. All dwellings on the site are sufficiently distant from all neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. Separation distances to existing dwellings to the south, where the new development would be closest to existing properties, would all achieve separations in excess of the standards set by WBC's Borough Design Guide.

40. Noise, disturbance and inconvenience during the construction period will be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent; which require the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.

Trees, Landscaping and Open Space

41. The development will be set within the context of a series landscaping proposals across the site, and two areas of open space. The existing hedgerows located along the east and southern boundaries are proposed to be retained where possible, and additional hedgerow planting will be incorporated within the site proposal where appropriate. Such details will be secured through a separate conditions submission of the detailed landscaping proposals pursuant to condition 14 of the outline permission.

42. The landscaped areas within site comprise the open spaces together with the planting proposed for the immediate setting of the housing which will include sections of hedge or blocks of shrubs within front gardens to run parallel with the highway/footway. This will help create a sense of enclosure and creating a green corridor along the access roads. Street trees are also proposed at intervals along the access roads and within the parking courtyards. This approach is considered acceptable as it is important in terms of not only breaking down the hard landscaped appearance of the roads but also in creating a pleasant residential

environment for future and existing residents. Two existing TPO trees (T12 and T13) are proposed to be removed, the justification for which has been submitted within an Arboricultural Method Statement. WBC Trees and Landscaping officer accepts the justification for their removal and advises that there is space within the site for suitable replacements. Such replacements will be agreed through the details submitted under the outline landscaping details condition 14.

43. The Locally Equipped Area of Play (LEAP) will be located at the western end of the site in accordance with the parameters secured under the outline permission. This area will be located on part of a wider open space provision where an existing TPO oak tree will remain. This open area will help break up the built form, providing an attractive open and focal point in a key location within the wider development, as its location is also close to the local centre, primary school and community centre. Whilst proposed details of the play equipment to be provided within the LEAP were submitted in support of this application, the number / type of play experiences have not been agreed. As such, a condition is proposed to secure and agree the precise number and details of these (condition 7).
44. The proposed landscaping, garden spaces and general open space within the site, together with the proposed boundary treatments, will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. Wherever possible, existing trees and hedgerows are to be retained as integral features of the development and extensive additional tree/hedge planting is proposed. The landscaping provisions are considered to add significant quality to the residential environment. The protection of existing trees and hedgerows within and adjacent to the site is covered by condition 16 on the outline which requires the submission of an Arboricultural Works scheme. Whilst an Arboricultural Method Statement has been submitted in support of the application, this will be formally agreed through a separate conditions application. The Landscape and Trees Officer has also requested that the temporary cycleway link is constructed using a no-dig method, as it will be located within the root protection areas (RPA) of trees located along the Twyford Road boundary and has requested such details of this method of construction to be provided. Such details will therefore be required to be provided as part of proposed condition 6.
45. The timescale for the delivery of the open space within the development, including the LEAP is set out within the S106 agreement of the outline planning permission. These areas will be maintained thereafter for a year by the developer before being transferred (with maintenance contribution) to Wokingham Borough Council. It is considered that the overall landscaping proposals will ensure an appropriate setting for the development both visually, but also in terms of the residential amenities of future occupiers. However, as previously mentioned, the detailed landscaping proposals including the LEAP will be considered within the details submitted under the conditions applications. Detail such as boundary treatments, which also play an important part to the overall setting and appearance of a new development, will also be considered under a separate conditions application.

Ecology and Biodiversity

46. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.

47. The principles of ecological protection for the development were established under the indicative plans and strategies of the outline consent. Subject to the implementation of the various strategies, there would be no significant impact upon ecology. Detailed matters of such in relation to this Phase will be agreed and formally secured pursuant to the relevant conditions of the outline consent.

Transport, Highways and Parking

48. Primary vehicular access into the site will be taken from the NDR and Matthewsgreen Road, where the road widths will be 6m and 5.5m wide respectively. Further within the site, secondary access roads will radiate from the main internal routes to serve clusters of buildings. The routes within the site will have a clear hierarchy and are designed in accordance with Manual for Streets. There is a link road through the parcel which allows access through to Matthewsgreen to the NDR. This was also shown at the outline. This is important to provide options for residents and allow robustness to the local highway network should Twyford Road need to be closed. The route is not direct and is convoluted, as such would not offer road users a preferred and quicker route to the NDR or town over Twyford Road. The layout would therefore not cause significant additional traffic to Matthewsgreen Road.

49. Pedestrian and cycle permeability through the site has been improved since the initial submission, due to the inclusion of the cycleway link along the eastern boundary and also due to the reconfiguration of a section of the southern part of the site following agreement that a TPO tree could be removed (as referred to under the earlier section on trees and landscaping). This has replaced what would have been a cul-de-sac where pedestrian/cycle access through to the wider site would not have been possible, with a layout which improves such permeability. Whilst Natural England did not object to the original submission, they did comment that the layout did not appear to provide a clear and legible route through the site towards the SANG. The revised layout is now considered to be acceptable in that respect. The layout connects well with the PROW running along the western boundary (which in itself provides a good connection with the SANG), and a footpath continues from the end of the PROW and along the southern boundary of the site up to the boundary with where Phase 5 will be. Officers have conveyed to the applicant that the expectation for the layout of Phase 5 will be that this footpath should be continued along the southern boundary, to provide linkages with routes into Wokingham town centre. However in the intervening period there will be a temporary access to the new pedestrian / cycle route at Cantley.

50. It is currently proposed that the majority of the roads and footpaths within the Phase 4 site will be adopted by WBC. Details to ensure their construction is to an adoptable standard will need to be submitted and approved by WBC pursuant to condition 31 of the outline planning application. Such details were submitted in respect of the roads and footpaths within Phases 1 and 2a of the development, however, WBC have been unable to approve these details to date, as they have

not been constructed to adoptable standards. WBC have therefore requested that the applicant enter into a S106 agreement in respect of this matter, in order to preclude any future request being made to the Council to adopt these roads. There will be a further clause within the legal agreement to ensure that there will be no restrictions put in place within Phase 1 which would restrict connectivity with Phase 4. The recommendation for approval of this application is therefore on the basis of the signing of such a legal agreement relating to this matter.

Parking

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

Type	No. spaces	Ratio (244 dwellings)
1. Allocated (including car ports excluding garages)	401	1.6
2. Unallocated	62	0.25
3. Visitor	49	0.2
Total Allocated + Unallocated + Visitor	512	2.1
4. Garages	80	0.5
Total Allocated + Unallocated + Visitor + 0.5*Garages	552	2.3

52. Allocated parking is proposed on the site by a combination of on-plot parking (drives, garages and carports), and communal parking areas serving the flats and houses. On-street parking will also be incorporated as a means of managing the flow of traffic and vehicle speeds. The on-street parking will be managed in accordance with details that will need to be submitted to and approved in writing by the LPA pursuant to condition 29 of the outline permission.

53. Where communal parking is proposed, both for the affordable and private apartment blocks, these would be overlooked by dwelling units and therefore offering security. These are necessary to accommodate the level of development and parking required within the development and as such the communal parking areas are considered acceptable. The visitor spaces are considered to be evenly dispersed throughout the site.

54. Refuse bins for the apartment blocks are located within integral stores within the buildings. WBC's refuse team no longer favour designated collection points within developments. Tracking information has been provided to demonstrate a refuse vehicle will be able to collect waste from the development in accordance with WBC guidance.

Cycle Parking

55. The Council's standards, as currently set out in MDDL Appendix 2 requires the provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle

spaces for larger dwellings. For the houses it is proposed that cycle parking is provided on site either within garages, sheds or car ports, and the apartment blocks will have integral cycle parking stores. It is considered that all dwellings have been provided with sufficient space for cycle storage / parking in accordance with the above requirements. However, a condition is proposed to secure further details of the cycle parking arrangements for the apartment blocks and car ports, in order to secure the final cycle stand layouts for the apartments and to ensure safe and secure cycle parking in the car ports in line with Council Standards (condition 3).

Flooding and Drainage

56. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by managing surface water in a sustainable manner. The site is within flood zone 1 which is the lowest level of flood risk.

57. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and an attenuation basin located in the north of the overall site, before being discharged at the greenfield run-off rate. WBCs Flood Risk and Drainage Advisor has reviewed the drainage strategy details submitted in support of this application for the site and is satisfied with the details for the purposes of this reserved matters applications. Further detailed information will need to be submitted and formally agreed under a separate conditions application submission pursuant to conditions 38 and 39 of the outline application.

Land Contamination

58. The site is agricultural in use and low risk in terms of land contamination. Matters of contamination will be considered and mitigated pursuant to the requirements of conditions 14 and 15 of the outline permission, and do not need further consideration under this Reserved Matters Planning Application.

Noise

59. Condition 51 of the outline application requires the submission of mitigation schemes for internal and external noise before commencement of development at each phase so suitable mitigation measures can be agreed at that stage. For example mitigation is likely to include triple glazing along the NDR frontage.

Sustainable Design and Construction

60. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD DPD policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this.

61. Condition 44 on the outline permission required the development to achieve a minimum code level 4 for Sustainable Homes or the equivalent code at the time of construction. However, the Government has implemented a new approach for the setting of technical standards for new housing. This has rationalised the pre-

existing and many differing standards into a simpler, streamlined system. The Government set out its policy on the application of these standards in decision-taking and plan-making in a written Ministerial Statement. The statement withdrew the Code for Sustainable Homes and as such, WBC can no longer apply the requirement to build to Code Levels as a condition to planning permission. However, Part L of Building Regs effectively requires the equivalent energy efficiency as Code Level 4.

62. Condition 45 on the outline requires the submission of details relating to how the development will seek to achieve a minimum reduction of 10% of total energy consumption through either on-site renewable energy generation or fabric first approach. Details were contained within the applicant's design statement which confirm that a fabric first strategy will be adopted in respect of achieving a reduction in energy consumption. Such an approach is considered acceptable, and although it is not specified by how much this approach is anticipated to reduce energy consumption by, further details can be submitted pursuant to condition 45. Committee therefore need not consider these matters further under this Reserved Matters planning application.

Impact on Listed Buildings and Heritage

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

Archaeology

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

CONCLUSION

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

Enclosures:

Wokingham Town Council comments

Landscape masterplan site layout

GGI Image – proposed view from Twyford Roundabout