

Agenda Item 80.

ITEM NO:

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
171737	Ext	Shinfield	Shinfield South	N/A Major Development

Applicant Taylor Wimpey and Barton Wilmore

Location Land at Parklands, Basingstoke Road, Three Mile Cross, Wokingham **Postcode** RG71AP

Proposal Hybrid Planning Application Outline application (all matters reserved only access to be considered) for up to 55 dwellings (Use Class C3) and all associated parking, landscape and access.

Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).

Type Major
PS Category 7
Officer Kayleigh Mansfield

FOR CONSIDERATION BY Planning Committee
REPORT PREPARED BY Delivery Programme Director

SUMMARY

The application site is located to the East of Basingstoke Road between the settlement boundaries of Spencers Wood and Three Mile Cross.

The site forms part of the South of the M4 Strategic Development Location (SDL). However the site is not an allocated housing site as identified within the Core Strategy South of the M4 Supplementary Planning Document (South M4 SPD). However this does not preclude a site from development provided it can be demonstrated that it is sustainable and impacts can be mitigated adequately. An example of this can be seen at Keephatch Beech development in Wokingham.

Basingstoke Road bounds the site to the west and a Public Right of Way (Footpath 20) and May's Farm SANG bounds the site to the east.

Three separate development parcels make up the site. Two residential parcels located to the North and South of the site, and the proposed SANG bisecting the two residential developments. This area of Public Open Space would link Basingstoke Road to the Mays Farm SANG and provide direct access to the school.

The application is in hybrid form that is the proposal in outline (for up to 55 dwellings) seeks determination on the principle of residential development in this location - with only means of access to be assessed. The full element of the application comprises of the 1.56 hectares of Suitable Alternative Natural Greenspace (SANG) and the supporting infrastructure to be considered in full.

Although the site is not allocated for housing development at this time, it is important to note that the SPD sets out guidance as to the broad principles for the location and type of development within South of the M4 SDL. The SPD should not be seen as static documents and should not preclude development coming forward in the SDL provided it is sustainable and does not result in significant harm to the local area. One example of a non-allocated site coming forward previously, where they provide public benefit is the Keephatch Beech scheme in Wokingham, this provided additional SANG, affordable housing and part of the Northern Distributor Road.

The development has been assessed in accordance with Council's adopted policy and is considered to provide significant benefits to both the local area and Wokingham. In this instance, the special circumstances are considered to be;

- Retention of village separation through the transfer of ownership of the SANG to Wokingham means the gap can be retained in perpetuity
- Additional traffic calming measures proposed along Basingstoke Road
- Improvements to the public right of way path to link the Basingstoke Road with the wider area including the Ryish Green leisure centre.
- Improved drainage within the application site and wider sites of the Brambles
- Increased connectivity to the existing allocated St Mays SANG via pedestrian crossings along Basingstoke road, from the proposed SANG and improved paths.
- Contribution towards housing delivery targets including affordable housing
- Contributions towards Public Transport etc.

As the proposals are coming forward on land which was not originally allocated for housing careful consideration was given to the benefits of taking this scheme forward at this time against the likely impacts to existing local residents and environment.

A Environment Scoping Opinion was submitted with the application which concluded an Environmental Impact Assessment was not necessary for the proposed development.

It is acknowledged that there are clear short terms impacts from all new housing developments however these are also key to the Council delivering housing in a strategic comprehensive manner; that is in the SDL's. The SDL approach is to deliver new and improved infrastructure and services as part of new housing and this has been successful to date across the Borough. It is therefore necessary to balance the benefits that this scheme would bring in the longer term against the short terms impacts.

The proposal is located adjacent a Grade II listed building, Lieutenants Cottage and the development will clearly impact upon the setting of this building. However the impacts have been assessed, the proposals will increase landscaping to the rear of this property and in the SANG area to help screen the impacts. A secure fence will also be provided. The application is for up to 55 new dwellings and the detailed layout will be assessed as part of the reserved matters application. As such the proposals are considered not to cause significant detriment to the listed building and as such are acceptable.

The proposed size and location of the SANG is considered acceptable. As the residential proposal is in outline, details would be assessed as part of reserved matters. It is considered that although the development would result in the loss of the some of the existing green gap between Spencer's Wood and Three Mile Cross, it ensures retention of the gap in perpetuity as the land would be transferred to Wokingham. The scheme has been designed to limit significant impacts to the local environment, visual amenities

of the area and to neighbouring residential amenities.. Therefore subject to the conditions and S106 agreement, it is considered the scheme is sustainable and the long term benefits of this proposal outweigh the shorter term impacts.

In terms of impacts to the local highway network, the proposal for 55 units is considered to have limited impacts to the network. It is intended that Basingstoke Road will be reduced to 30 mph and measures proposed by this application, pedestrian crossing will assist in this reduction.

The applicants have agreed to the necessary S106 contributions to mitigate the developments impact upon the area.

For the reasons outlined about, it is considered the development proposals are sustainable and would be beneficial overall as the assessed planning benefits outweigh the identified harm.

The application is therefore recommended by officers for approval – subject to conditions and S106 agreement.

PLANNING STATUS

- Non-allocated Strategic Development Location (SDL)
- Within South of the M4 Strategic Development Location SPD
- Infrastructure Delivery and Contributions SPD
- Within 5km of the Special Protection Area (SPA)
- Mineral consultation zone
- Nuclear Consultation Zone (HSE to be consulted on schemes of 200 dwellings or more)
- Grade II listed Building – Lieutenants Cottage

RECOMMENDATION

A. That the planning committee authorise the Assistant Director of Delivery and Infrastructure to GRANT PLANNING PERMISSION subject to conditions and completion of the agreed legal agreement including

- Affordable Housing 35%
- SANG and Strategic Access Monitoring and Maintenance
- Highways
 - Public Transport Contribution
 - My journey
 - Upgrades to footpaths including footpath 20 and Mays Farm SANG footpath
 - Bus stop improvements
 - Basingstoke Road Pedestrian Crossing
- Legal and Monitoring fees

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

PLANNING CONDITIONS

1. Commencement

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

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

2. Approved Details

This permission is in respect of the submitted application plans and drawings outlined below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority

Drawings submitted on:

July 2017

- Site Location Plan (1:2000) : RG-M-15B
- Field Gate : RG-L102-2
- Kissing Gate : RG-L10-3

September 2017

- Stock and dog proof fence : RG-L102-1A
- Timber Footbridge : RG-L102-5
- SANG Site Furniture : RG-L103A
- Northern Access : A097-006 P4
- Southern Access : A097-007 P5
- SANG Surface Water : AL097-012 P3

January 2018

- Land Use Plan : RG-M-37F
- SANG Landscape proposals : RG-L100R

Reports submitted on:

July 2017

- Planning Statement : April 2017
- Design and Access Statement : April 2017
- Statement of Community Engagement : April 2017
- Air Quality Assessment : WIE10611-100-R-1-1-2-GH
- Ecological Impact Assessment : 15/26 1A
- Landscape and Visual Impact Assessment : April 2017
- Built Heritage Statement : FM/21085
- Transport Statement : A097-R005 Rev B
- Noise Assessment : WIE10611-100-R-3-2-1-HG
- Photomontage Methodology and Supporting Evidence : April 2017
- Utilities Assessment : A097-R003 Rev C
- Site Waste Management Plan WIE16011-100-R-1-3-1-GH

September 2017

- Drainage Strategy : A097-011 P4

- Flood Risk Assessment : A097-R0048

January 2018

- SANG Delivery and Management Plan : 15/26 2D
- Landscape Management Plan : Revision B January 2018
- Tree Survey, Tree Prevention & Removal Plan : FLAC CC35_1033 January 2018

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

3. Samples of Materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

4. Reserved Matters

- a) Approval of the details of the layout, scale, design and external appearance of the buildings and the landscaping treatment of the site (hereinafter called “the reserved matters”) shall be obtained from the Local Planning Authority in writing before any development is commenced.
- b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before expiration of three years from the date of this permission
- c) The development hereby permitted shall be begun before the expiration of five years from the date of this permission

Reason: In pursuance of S91 of the Town and Country Planning Act 1991 (as amendment by s51 of the Planning and Compensation Act 2004).

5. Levels

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than : showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s)

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: NPPF and Core Strategy policies CP1 and CP3 and Managing Development Deliver Local Plan Policy TB21.

6. Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 2015 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 and the character and appearance of the landscape. Relevant Policies: Core Strategy policies CP1 and CP3

HIGHWAYS

7. Visibility Splays

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 2.4m by 43m. The accesses shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

8. Pedestrian crossing of Basingstoke Road

Prior to the commencement of the development a plan showing details of a pedestrian crossing on the Basingstoke Road within the vicinity of the site shall be submitted for approval to the local planning authority. The pedestrian crossing shall be implemented in accordance with the approved details and made available for public use prior to first occupation of any of the dwellings on the application site.

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. Pedestrian & cycle access routes and facilities

Prior to the commencement of development details of measures to improve footway and cycleway routes that connect the development with Basingstoke Road, the SANG, Footpath 20, Three Mile Cross and Spencers Wood shall be submitted for approval by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to the occupation of the first dwelling.

To ensure that footpaths and cycleways connect with the area around, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

10. Highway Construction Details

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

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

SANG

11. Approved plans

No dwelling shall be occupied until the Suitable Alternative Natural Greenspace (SANG) has been provided in accordance with plan "SANG Landscape Proposal – RG-L100" and made available and is opened for public use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that there is adequate SANG provision in order to mitigate against the impact of the development on the SPA in accordance with Core Strategy Policies CP8 and CP19 and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

12. Field Gate Details

Notwithstanding the approved "Landscape Management Plan - Rev B" and "SANG Landscape Proposal – RG-L100" plan, further details of security field gate to the eastern and western boundary of the site shall be submitted and approved in writing by the Local Planning Authority. Both security field gates shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

13. Tree planting details

Notwithstanding the approved "Landscape Management Plan - Rev B" and "SANG Landscape Proposal – RG-L100" plan, further details of the proposed tree planting shall be submitted and approved in writing by the Local Planning Authority. The tree planting shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

14. Hedgerow planting details

Notwithstanding the approved "Landscape Management Plan - Rev B" and "SANG Landscape Proposal – RG-L100" plan, further details of the proposed native hedgerow planting mix shall be submitted and approved in writing by the Local Planning Authority. The native hedgerow planting shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5

15. Scrub planting details

Notwithstanding the approved "Landscape Management Plan - Rev B" and "SANG Landscape Proposal – RG-L100" plan, further details of the proposed scrub planting mix shall be submitted and approved in writing by the Local Planning Authority. The scrub planting mix shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

16. Treepit details

Notwithstanding the approved “Landscape Management Plan - Rev B”, “Tree Planting Details – RG-L101” and “SANG Landscape Proposal – RG-L100” plan, further details of the treepits for heavy standard trees shall be submitted and approved in writing by the Local Planning Authority. The treepits for heavy standard trees shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Polices CP1 and CP3 and Wokingham District Local Plan policy WBE5.

17. SANG boundary fencing details

Notwithstanding the approved “Landscape Management Plan - Rev B” and “SANG Landscape Proposal – RG-L100” plan, further details of the SANG boundary fencing including extent and location shall be submitted and approved in writing by the Local Planning Authority. The SANG boundary fencing including extent and location shall be implemented in accordance with the approved details prior to first use of the SANG.

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Polices CP1 and CP3 and Wokingham District Local Plan policy WBE5.

18. SuDS basin details

Notwithstanding the approved “Landscape Management Plan - Rev B” and “SANG Landscape Proposal – RG-L100” plan, further details of the SuDS basin to include details of final levels, planting, headwalls, piped swale crossings and manholes shall be submitted and approved in writing by the Local Planning Authority. The SuDS basin to include details of final levels, planting, headwalls, piped swale crossings and manholes shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Polices CP1 and CP3 and Wokingham District Local Plan policy WBE5.

19. Hard landscaping and Site Furniture details

Notwithstanding the approved “Landscape Management Plan - Rev B” and “SANG Landscape Proposal – RG-L100” plan, further details of hard landscaping and site furniture shall be submitted and approved in writing by the Local Planning Authority. The hard landscaping and site furniture shall be implemented in accordance with the approved details prior to first use of the SANG

Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Polices CP1 and CP3 and Wokingham District Local Plan policy WBE5.

ECOLOGY

20. Hedgerow mitigation and compensation

The reserved matters application(s) shall include a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub-phase. Each detailed hedgerow mitigation and compensation strategy shall be in accordance with the submitted Outline Hedgerow Management Strategy - Final Report P11/06 (EPR, December 2012) and shall include.

- (a) Details of any buffer zones required to protect the retained hedgerows, such buffer zones to be a minimum of 5m unless there are exceptional circumstances.

Exceptional circumstances shall include the upgrade of Footpath 20 and the Oakbank SANG link. Details of construction to be submitted for approval and to be carried in accordance with the approved details.

- (b) The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.
- (c) A detailed method statement for the translocation of any grade 1 hedgerows to be removed as a result of the phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.
- (d) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the phase of the development.
- (e) 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

21. Bat Mitigation

The reserved matters application(s) shall include a detailed bat mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub-phase. 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 that the development does not have an adverse effect on protected species in accordance with Core Strategy Policy CP7 and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

22. Reptile Mitigation

The reserved matters application(s) shall include a detailed reptile mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub-phase. 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

23. Ecological Permeability

The reserved matters application(s) shall include a detailed scheme to maintain the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by the local planning authority for that sub-phase. The mitigation and contingency measures contained within the scheme shall be implemented in accordance with the approved details 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

24. Biodiversity lighting

Prior to commencement of the development, a "lighting design strategy for biodiversity" for light sensitive species shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key area of their territory, for example for foraging; and

b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To maintain favourable conservation status of the site for protected species and species of principal importance

LANDSCAPE CONDITIONS

25. Hard and Soft Landscaping Proposals

No development within any sub-phase shall commence until full details of both hard and soft landscape proposals for that sub-phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate, proposed site levels or contours, means of enclosure, pedestrian and cycle access and circulation areas, hard surfacing materials, water features and minor artefacts and structure (e.g. furniture, boardwalks, signs, street lighting, external services, etc).

Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

26. Soft Landscaping Details

Soft landscaping details for each sub-phase) shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

27. Approved Hard and Soft Landscape Works

All hard and soft landscape works for each sub-phase shall be carried out in accordance with the approved details. The details will include the phasing of planting, soft and hard works within each part of that development, so as to ensure that works related to each sub-phase are completed in conjunction with that area. The works shall be carried out in accordance with a programme agreed with the local planning authority.

Reason: In the interests of visual amenity in accordance with the NPPF, Wokingham Core Strategy Policies CP1 and CP3 and Wokingham District Local Plan policy WBE5.

28. Retained Trees

The plans and particulars in accordance with condition 27 above shall include:

- (a) a plan showing the location of, and allocating a reference number to, each existing tree on the sub-phase which has a stem with a diameter, measured over the bark at a point 1.5 metres above ground level, exceeding 75 mm, showing which trees are to be retained and the crown spread of each retained tree;
- (b) details of the species, diameter (measured in accordance with paragraph (a) above), and the approximate height, and an assessment of the general state of health and stability, of each retained tree and of each tree which is on land adjacent to the sub-phase and to which paragraphs (c) and (d) below apply;
- (c) details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the sub-phase;

(d) details of any proposed alterations in existing ground levels, and of the position of any proposed excavation, within the crown spread of any retained tree or of any tree on land adjacent to the sub-phase within a distance from any retained tree, or any tree on land adjacent to the site, equivalent to half the height of that tree;

(e) details of the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. In this condition "retained tree" means an existing tree which is to be retained in accordance with the plan referred to in paragraph (a) above.

Reason: To prevent the loss during development of trees and natural features in accordance with current best practice and saved Wokingham District Local Plan Policy WBE5.

29. Retained Trees

In this condition "retained tree" means an existing tree which is to be retained within a sub-phase in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of commencement of the site for its permitted development.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the local planning authority.

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the Local Planning Authority.

Reason: To ensure the avoidance of damage to existing trees and natural features during the implementation phase and to enable the development to integrate into the landscape in accordance with saved Wokingham District Local Plan Policy WBE5.

30. Landscape and Habitat Management Strategy

The reserved matters application(s) shall include an overarching landscape and habitat management strategy for the entire development shall be submitted to and approved in writing by the Local Planning Authority.

Before development commences, a detailed landscape and habitat management plan for that sub-phase, consistent with the approved overarching management strategy and including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas other than privately owned domestic gardens and the SANGs shall be submitted to and approved in writing by the Local Planning Authority. The landscape and habitat management strategy and plans shall be consistent with the Outline Hedgerow Management Strategy - Final Report P11/06 (EPR, December 2012) and shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained accordance with NPPF, Wokingham Borough Core Strategy policies CP1, CP3 and CP7 and Wokingham District Local Plan policy WBE4.

31. Retained Hedges and Hedgerows

All hedges or hedgerows on each sub-phase (unless indicated as being removed) shall be retained and protected in accordance with details submitted to and approved in writing by the Local Planning Authority for the duration of works on land upon each sub-phase unless otherwise agreeing agreed in writing by the Local Planning Authority. In the event that hedges or hedgerows become damaged or otherwise defective during such period the Local Planning Authority shall be notified in writing as soon as reasonably practicable. Within one month a scheme of remedial action, including timetable for implementation shall be submitted to the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved timetable. Any trees or plants which, within a period of two years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure the avoidance of damage to existing hedgerows and natural features during the construction phase, to enable the development to integrate into the landscape in accordance with saved Wokingham District Local Plan Policy WBE5.

32. Replacement Trees, Shrubs and Grass

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 sub-phase of development shall be replaced with a specimen of the same species and of a similar size 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: To help integrate the development into its surroundings and enable high quality design in accordance with Core Strategy Policies CP1 and CP3; Wokingham District Local Plan saved policies WLL4 and WBE4.

33. Surface Water Drainage

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) Include a timetable for its implementation; and
- iii) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

ENVIRONMENTAL HEALTH

34. Contamination

Unless otherwise agreed by the local planning authority, development other than that required to be carried out as part of an approved scheme of contamination remediation must not commence until conditions A – D (below) have been complied with.

If unexpected contamination is found after development has commenced, development must be halted on that part of the site affected by the unexpected contamination, to the extent specified in writing by the Local Planning Authority, until there is compliance with condition D (below)

A Site Characterisation

An investigation and risk assessment shall be completed in accordance with a scheme that has been submitted and approved in writing by the local planning authority to assess the nature and extent of contamination on the site, whether or not it originates at the site. (This is in addition to any assessment that may have been provided with the planning application) The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to the local planning authority for approval. The report of the findings must include:

- (i) a survey of the extent, scale and nature of the contamination;
- (ii) an assessment of the potential risks to:
 - a) human health;
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and services and pipework;
 - c) adjoining land;
 - d) groundwater and surface waters;
 - e) ecological systems;
 - f) archaeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option

(N.B. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11.)

B Submission of a remediation scheme

A detailed remediation scheme that describes how the site will be made suitable for the intended use must be submitted to the local planning authority for written approval. The remediation scheme shall include, the proposed remediation objectives and remediation criteria, details of all works to be undertaken, the timetable of works and site management procedures. The remediation scheme shall ensure that the site cannot be declared as being contaminated under part 2A of the Environmental Protection Act 1990, in relation to the intended use, after remediation works are completed.

C Implementation of the approved remediation scheme

The approved remediation scheme shall be implemented before other groundworks or construction works commence unless a phased approach has been agreed as part of the approved remediation scheme or unless written approval is given by the Local Planning Authority. The applicant or contractor must give at least two weeks written notice before remediation works commence. Following completion of remediation works at the site, or

upon completion of each phase a verification report shall be submitted to the Local Planning Authority for written approval.

D Reporting of Unexpected Contamination

If unexpected contamination is found at any time during development this shall be reported in writing as soon as possible to the Local Planning Authority. An investigation and risk assessment shall be carried out in accordance with the requirements of condition A (above), and where remediation work is necessary a remediation scheme must be prepared and submitted for written approval to the local planning authority, in accordance with condition B (above). Following the completion of measures set out in the approved remediation scheme a verification report shall be submitted to the local planning authority in accordance with condition

35. Construction Method

Before each sub-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. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-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) programme of works (including measures for traffic management and operating hours);
- v) piling techniques;
- 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 noise mitigation;
- 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;
- xii) measures to ensure no on site fires during construction
- xiii) monitoring and review mechanisms;
- xiv) implementation of the CEMP through an environmental management system;
- xv) details of the haul routes to be used to access the development; and
- xvi) details of the temporary surface water management measures to be provided during the construction phase
- xvii) details of the excavation of materials and the subsurface construction methodology
- xviii) appointment of a Construction Liaison Officer.

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.

36. Noise – Operational

Before the development hereby permitted commences the applicant shall submit to the Local Planning Authority, for written approval a scheme that set out how future residents will be protected from road traffic noise. The applicant should make reference to the recommendations of the submitted Planning Noise Assessment (Waterman dated April 2017). The approved scheme shall be implemented before the dwellings are occupied.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

37. Noise – Construction

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

38. Lighting

No floodlighting or other form of external lighting scheme 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 strategies including detail of lighting for all principle highways, cycleway, 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 ad adverse impact upon wildlife, to safeguard amenity and ensure highways safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7

ADDITIONAL CONDITIONS

39. Archaeological

No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To prevent ad adverse impact upon wildlife, to safeguard amenity and ensure highways safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7

40. Sustainable Drainage

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.
- Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at 11.5l/s, or better.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A drainage strategy plan for the proposed development, including pipe details with invert levels and side slopes of detention basins and swales in accordance with the WBC SuDS strategy.
- Foul drainage approval with the utilities provider.
- A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives:

1. 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.

2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.

4. All the new dwellings should be built to 'Secured by Design' part 2 accreditation in the interests of the safety, crime prevention and amenity of future occupiers of the development. National sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.

5. 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. 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. 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. 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. 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 months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

10. 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. Employment and Skills plan should be provided in accordance with the Council's guidance. The applicant is advised to contact Angela Torr, Economic Sustainability Team, WBC.

12. 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.

C. That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed as outlined above within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee).

Reason:

The proposal fails to demonstrate how the development will make satisfactory provision of the necessary infrastructure, including affordable housing and SANG, required through the cumulative impact of development within the SDL and within the site, therefore

represents a piecemeal approach that does not accord with the overarching infrastructure approach envisaged in the Core Strategy. As such the proposal is likely to compromise the delivery of the necessary infrastructure within the South of the M4 SDL and is contrary to policies CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP10, CP19 and Appendix 7 of the Core Strategy, policy CC01 of the adopted Managing Development Delivery Local Plan and the Council's adopted South of the M4 SDL SPD and Infrastructure Delivery and Contributions SPD.

Planning history - site / relating to overarching outline planning permission (O/2013/0346)

041662	Proposed first floor side extension to dwelling and single storey rear extension
041936	Proposed 2 storey side extensions to dwelling, single storey rear extension and replacement porch. Alterations to front entrance gates and wall. (Amendment to F/2004/1430)
071995	Proposed change of use to equestrian/livery, erection of stables and formation of outdoor riding arena and access track to Parklands
071753	Proposed change of use to equestrian livery, erection of stables and formation of ménage plus access track to Parklands.
102489	Application for a Screening Opinion for an Environmental Impact Assessment for 110 dwellings and associated Suitable Alternative Green Space (SANG)
102766	Application for submission of details to comply with condition 4 of planning consent F/2007/2593. 4. Programme of archaeological work.
100380	Application for the submission of details to comply with the following conditions of planning consent F/2007/2593: 2. Submission and approval of materials to be used in construction 5. Submission and approval of a scheme to enhance the sites hedgerows and mature trees
120803	Application for a Screening Opinion for an Environmental Impact Assessment for up to 100 dwellings and associated Suitable Alternative Green Space (SANG)
161080	Screening Opinion application for an Environmental Impact Assessment for a proposed residential development of up to 70 dwelling

Planning History South of M4 SDL

F/2005/4827	Proposed construction of an Eastern relief road for Shinfield including a new bridge over the M4 motorway and under Cutbush Lane. Appeal withdrawn 31/10/2006
O/2007/2268	Outline application for the proposed residential development (C3 Use) at a minimum of 30 dph plus creation of new vehicular accesses footpath links cycleways and public open space. Approved 25/02/2008
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings. – Approved 27/10/10
F/2010/1428	Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Appeal Approved 08/11/2012
F/2010/1434	Application for change of use of land from agricultural to Suitable Alternative Natural Greenspace (SANG) (Sui Generis use) and associated development to include Pedestrian and Vehicular access car park Footpaths and Landscaping. – Appeal Approved 08/11/2012
O/2010/1432	Outline application for a residential development of up to 1 200 dwellings a further 150 units of specialist housing (including sheltered housing) for elderly persons a local centre to include a foodstore (2 500 sqm) and other retail and office uses a community building proposed extension of existing primary schools erection of a new primary school public open space sports pavilion suitable alternative natural greenspace (SANG) and access and landscaping. – Appeal Approved 08/11/2012
O/2013/0565	Outline application for the erection of 100 dwellings with associated landscaping and open space means of access to be considered. – Approved 10/04/2014
O/2013/0101	Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas,

	accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure. – Approved 22/07/2014
VAR/2014/0624	Application to remove condition 48 of planning consent O/2010/1432 (the development shall be implemented in accordance with the approved Residential Travel Plan) – <i>Officer note: this has been removed, however a deed of variation has been agreed to the S106 agreement to secure contributions towards the councils own travel plan – My Journey.</i> Approved 22/10/14
F/2014/2323	Full permission erection of 9 dwellings north of Croft Road – Approved 23/03/15
NMT/2014/1837	Application for a non-material amendment to planning consent O/2010/1432 to allow for changes to condition 15 relating to Affordable Housing Provision – <i>Officer note: this application secured 16.6% on site affordable housing provision and a commuted sum for off-site affordable housing which has been secured through a deed of variation to the legal agreement.</i> Approved 23/10/14
RM/2015/1375	Reserved Matters application pursuant to Outline Planning consent VAR/2014/0624 for the erection of 69 dwellings including access roads garages parking spaces open space and landscape treatment of Phase 1a Shinfield West (access within site appearance landscaping layout and scale).
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.
160183	Application for Reserved Matters submission in respect of the primary infrastructure phase including access roads, suds ponds, foul and surface water drainage and associated landscaping. Approved 15/04/16
161189	Reserved Matters application pursuant to Outline planning permission VAR/2014/0624 (Pursuant to O/2010/1432) for the erection of 517 dwellings including access roads, garages, parking spaces, open space and landscape treatment of Phase 1, Shinfield West. (Access within the site, appearance, landscaping, layout and scale to be considered). Approved 21/07/2016

170035	Reserved Matters application for a two form entry (2FE) primary school, including all hard & soft play areas, school car parking, attenuation pond (habitat area), landscaping and associated drop off car parking. Approved 11/05/17
170239	Application for approval of reserved matters following outline approval (O/2013/0346) for a sustainable transport link to serve public transport (buses), emergency vehicles and pedestrian and cycle links. Approved

SUMMARY INFORMATION	
Site Area	4.63 hectares
Site Area residential	3.07 hectares
Site Area Green infrastructure	1.56 hectares
Existing units	1
Proposed units	Up to 55
Proposed density - dwellings/hectare	29/1
Number of affordable units proposed	35%
Previous land use	Mixed – Residential, agricultural / equine
Proposed parking spaces	Illustrative

CONSULTATION RESPONSES	
Shinfield Parish Council	<p>1. The Borough Council's drainage engineer approves a scheme which prevents flooding of neighbouring properties and roads <u>Officer Comment:</u> The proposal will improve drainage on the site and local drainage issues. As such the drainage engineer raises no objection to the proposal subject to conditions.</p> <p>2. The developer complies with the requirements of the ecology and environmental officers <u>Officer Comment:</u> The proposal comprises various measures to enhance ecology on the site and conditions are attached to ensure these will be undertaken as part of the development.</p> <p>3. That traffic calming measures are introduced on Basingstoke Road prior to the commencement of construction on the site <u>Officer Comment:</u> This is secured by the Spencers Wood, Three Mile Cross application</p> <p>4. A controlled pedestrian crossing be put in place to create safe access to the SANG</p>

	<p><u>Officer Comment:</u> A pedestrian crossing across Basingstoke Road has been secured.</p> <p>5. The SANG, and the green separation gap between Spencers Wood and Three Mile Cross, is protected from future development through transfer to the Parish Council once the developer has demonstrated the effectiveness of its drainage and attenuation features.</p> <p><u>Officer Comment:</u> The SANG would be transferred to Wokingham / PC and therefore the green gap will be retained in perpetuity.</p> <p>6. That actions are taken to protect and repair as necessary, the grade 2 listed building to the west of the site.</p> <p><u>Officer Comment:</u> The development will not result in any physical damage to the Listed Building.</p> <p>7. Boundary treatment around the grade 2 listed building maintains the setting of the building.</p> <p><u>Officer Comment:</u> Amendments to the proposal provide additional planting between the listed building and the development</p>
Ward Member - Barrie Patman	<p>Shinfield has seen on of the highest levels of development in the whole Borough. There are a considerable number of approved sites that have yet to be developed. Shinfield is a semi-rural environment and is in danger of losing the open fields which make the area so attractive. We should not be considering adding any more sites until the existing sites have been depleted. This application is in a gap between settlements which has already been surrounded by other developments. The proposed housing narrows the gap to the extent that wildlife would be discouraged from using it. There is a natural migration route for deer and other animals through this area which would be disrupted.</p> <p>The house to the south of the plot would be on higher level ground and noticeable from the Basingstoke road.</p> <p>It creates two additional junctions onto the already busy Basingstoke road. The area has suffered from flooding and the houses would be taking away some of the area for soakaway. I understand that we now have an accepted five year land supply and the decision regarding Stanbury House should be proof that we can resist this development.</p> <p>I therefore request that this application be refused on the above grounds.</p>
Green Infrastructure	No objection – subject to conditions and S106 agreement
Landscape and Trees	Recommending refusal

Ecology and Biodiversity	No updated comments received
Berks Bucks and Oxford Wildlife Trust	No comment received
Natural England	No objection
Conservation	Recommending refusal
Berkshire Archaeology	No objection- Subject to Condition
Historic England	No comments
Highways	No objection – subject to S106 agreement and Conditions
Public Rights of Way	No objection
Highways England	No objection
Flood Risk and Drainage	No objection -Subject to Condition
Environmental Health	No objection -Subject to Conditions
Thames Water	No comment received
Environment Agency	No comment received

REPRESENTATIONS

27 written objections have been received from neighbours regarding this application. Concerns raised are summarised as follows:

- Urbanisation of a semi-rural location

Officer Comment: The residential development parcels are largely located behind the existing development of the Brambles and along Basingstoke Road. The buildings on the Brambles site are already visible along the ridge. However the siting and detail of any new buildings would be assessed under the reserved matters application.

- Increased pollution.

Officer Comment: Environmental health has assessed the air quality report and find the development will not result in unacceptable levels of pollutions.

- Loss of privacy for existing residents.

Officer Comment: Please see section neighbour amenity section of this report. Additionally details of levels have been requested prior to commencement. The proposal also includes additional landscaping and fencing which would help retain privacy and amenity of Lieutenants Cottage. Details would be assessed at reserved matters stage.

- Impact on Grade II Listed Building.

Officer Comment: Although the proposals will impact on the setting of Lieutenants Cottage, the impacts are considered to be less than substantial and would be reduced through additional planting. Furthermore the wider public benefits achieved by the proposal are considered to outweigh any impacts.

- Loss of light for existing residents.

Officer Comment: Please see section neighbour amenity section of this report. Please also note the layout provided is for illustrative purposes and these would be assessed in detail at reserved matters stage.

- Overdevelopment of Basingstoke Road.
Officer Comment: The development is not considered to represent overdevelopment.
- Overbearing, out of scale and out of character.
Officer Comment: Again, the submitted layout is for illustrative purposes only. Details of layout and appearance will be fully assessed at reserved matters stage.
- High density development against existing villages.
Officer Comment: This is in line with the expectations of the SoM4 SPD and the development is under 30dph per hectare which is within the 30-35 dwellings per hectare outlined in the South of the M4 SPD.
- SANG not adequate to maintain the settlement separation.
Officer Comment: The SANG will be transferred to WBC and will be retained in perpetuity.
- Loss of open countryside.
Officer Comment: The proposed SANG enables improved connectivity for residents to the allocated Mays SANG, providing a transitional relationship between the villages and open countryside beyond. The SANG will also provide additional public open space and direct connection to Ryish Green Sports Centre and to the school.
- Reduction in the separation between villages.
Officer Comment: Although some reduction will occur, the retention of the gap in perpetuity is for the SANG considered to outweigh the harm.
- Construction vehicles damaged kerbing and left mud on the road whilst developing Brambles.
Officer Comment: The requested CEMP will ensure construction vehicles provide wheel wash on site.
- Traffic in this area of Basingstoke Road is significantly congested at peak times.
Officer Comment: Highways have reviewed the scheme and consider that the extent of the development will not result in a significant level of increased congestion.
- Current speed limits ignored.
Officer Comment: This is a policing issue however measures are being installed to reduce the speed limit including the pedestrian crossing as part of this scheme.
- No safe pedestrian access across Basingstoke Road.
Officer Comment: One of the wider public benefits of the development proposal is the pedestrian crossing from the east of Basingstoke Road to west – leading into the proposed SANG to St Mays SANG, school and Ryish Green Sports Centre.
- An increased number of junctions will result in more accidents.
Officer Comment: No evidence to support this. Highways raise no objections
- There is an insufficient public transport provision available in this location.
Officer Comment: The wider MoS4 public transport strategy will enable increased services along Basingstoke Road and the wider area. This scheme will contribute to this strategy.
- Loss of known wildlife on site not mitigated.

Officer Comment: Mitigation measures have been put in place to offset any ecological harm. The Ecology officer is satisfied with these measures subject to condition

- Unsustainable drainage proposal.

Officer Comment: The proposed drainage strategy will improved existing drainage and local issues. As such the proposals are considered acceptable and will also accommodate drainage from the Brambles across the Parklands site.

- Impact on environment not minimised.

Officer Comment: Additional landscaping and planting are proposed to offset the impact on the Landscape.

- Lack of affordable housing.

Officer Comment: The applicant has committed to provide 35% affordable housing in line with policy requirements

- Insufficient infrastructure to support the development.

Officer Comment: Further provisions are being provided as part of the wider SDL strategy and the CIL contributions that will be secured by the development will secure additional wider infrastructure.

- Over-subscribed schools and doctors surgeries.

Officer Comment: Further provisions of schools are being provided as part of the wider SDL strategy. Shinfield Surgery has been designed to accommodate growth

- Lack of local amenities

Officer Comment: This application site is considered to be sustainable with good access opportunities to employment and amenity services.

- House values decreasing.

Officer Comment: House values are not materials considerations in planning

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance 2014

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)
CP17 - Housing delivery
CP19 – South of the M4 Strategic Development Location

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

Managing Development Delivery Local Plan (MDD LP) policies

CC01 Presumption in Favour of Sustainable Development
CC02 Development Limits
CC03 Green Infrastructure, Trees and Landscaping
CC04 Sustainable Design and Construction
CC05 Renewable energy and decentralised energy networks
CC06 Noise
CC07 Parking
CC08 Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 Development and Flood Risk (from all sources)
CC10 Sustainable Drainage

Residential Uses

TB04 Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield
TB05 Housing Mix
TB07 Internal Space Standards
TB09 Residential accommodation for vulnerable groups

Landscape and Nature Conservation

TB21: Landscape Character
TB23: Biodiversity and Development

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

Shinfield Parish Neighbourhood Development Plan:

Policy 1: Location of Development
Policy 2: General Design Principles
Policy 3: Sustainable Development
Policy 4: Accessibility and Highway Safety
Policy 5: Parking
Policy 6: Trees, Hedgerows and Woodlands
Policy 7: Biodiversity
Policy 8: Flooding
Policy 9: Community Assets
Policy 10: Community and Sports Facilities

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

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

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

PLANNING ISSUES

Screening Opinion

In accordance with Regulations 2011, as amended of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, as amended a request was made on behalf of the applicant to obtain an Environmental Impact Assessment (EIA) Screening Opinion.

A review was subsequently made of the proposed development against the criteria set out by The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 it is considered that the development does not require an EIA to be undertaken. It was considered an Environmental Statement is not required because the impacts (subject to provision of necessary documentation and infrastructure contributions) are not considered to be significant and of temporary nature during the construction period.

Amended Plans

1. Amended plans were received by the Council on January 23rd 2018 and address the following:

Highways and Access

2. The southern access road from Basingstoke Road has been realigned to be closer to the existing dwelling (further away from the SANG) with a bound gravel surfaced finish creating a more rural setting. The pedestrian access has been segregated from the carriageway and now accommodated adjacent in the SANG (see landscaping section for detail). This allows greater flexibility with respect to street lighting, potentially reducing any local urbanising effects. The southern access will be to adoptable standards (to reflect highway standards and provide adequate access to emergency and refuse vehicles) but is proposed to be privately maintained and the applicant is content that a Planning Obligation could be used to prevent the future occupants from seeking the adoption of the access road, should this mean that unnecessary street lighting can be avoided if necessary.
3. The southern pedestrian access is now located between the SANG and the swale alongside the southern vehicular access. The surfacing will be characteristic of other SANG paths within Spencers Wood and Shinfield and can comprise 1 metre high bollard lighting which creates a more sensitive degree of illumination in landscape terms.

Layout

4. The three plots initially proposed west of 'Parklands' and east of Basingstoke Road have been reduced to a single plot or 'companion plot'. The companion plot is considered to be similar in scale and footprint to the existing (and to be retained) residential plot 'Parklands'. This helps the site to be viewed as a rounding off plot to the permitted and almost built Crest development and provide a clear edge of settlement edge and a more appropriate setting for the proposed SANG.
5. The application will still seek to accommodate up to 55 units, the applicant has shown in their illustrative plan that the northern parcel is able to accommodate two further dwellings by way of creating a small row of terraced houses centrally within the parcel ensuring that the proposed mix, tenure and building types proposed are maintained. However this details will be assessed as part of any reserved matters.

Landscape

6. Additional planting has been proposed within the SANG immediately north of the southern parcel with a mixture of species and maturity at planting which will provide an immediate planting impact for the development. A landscape section has been provided to demonstrate relative levels within the SANG including existing and proposed planting as well as existing and proposed built form. A further illustrative landscape plan is provided to show the treatment of the area of open space north of the existing cottage along the road frontage.

Perspective Views

7. Two Perspective Views have been created one from Footpath 20 looking south towards the Crest development, one looking south along Basingstoke Road, focussing on the northern access frontage

Revised Reports

8. In addition to the revised drawings, a series of reports have also been updated where the Masterplan is within the appendix and considered to be relevant given the nature of the proposed changes. The Arboricultural Survey has been updated because of the changes to the layout only. No further trees or vegetation is proposed to be removed as part of this application. Similarly, the SANG Management Plan (prepared by EPR) and the Landscape Management Plan (prepared by Barton Willmore) have not incurred a change to the original assessment, nor the conclusions made, but appends the most recent masterplan for continuity. A supporting technical note has also been provided from EPR to this affect.

Public Consultation Process

9. The application has been subject to two public consultations on the 26th June 2017 and the 6th October 2017. An additional internal consultation for was actioned by officers on 25th January 2018. The public were not invited to engage in this final consultation as the amendments shown pertained to minor technical adjustment and do not materially alter the application proposals themselves.

Principle of Outline Development

National Policy Context

10. The National Planning Policy Framework (NPPF) outlines a presumption in favour of sustainable development, which it indicates has three dimensions – economic,

social and environmental. Paragraph 14 sets out how this presumption is to be applied and indicated that development proposals which accord with the development plan should be approved without delay, while going on to say that where it is absent, silent, or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

11. In, respect to housing delivery, the NPPF requires the Council to meet the full, objectively assessed needs for market and affordable housing in the housing market area, as far as is consistent with the policies set out in the NPPF, including identifying key sites which are critical to the delivery the housing strategy over the plan period. Applications for housing should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up to date

Borough Wide Policy Context

12. The development plan for the Borough includes the Wokingham Borough Core Strategy Development Plan Document January 2010 (the Core Strategy) and the Managing Development Delivery Document February 2014 (the MDD). These documents both plan for development, including housing for the duration of the plan period to 2026
13. Wokingham Borough Core Strategy Policy CP1 seeks to deliver sustainable development in the Borough and to enhance the overall sustainability of the area through minimising any impact on the environment. It identifies a range of characteristics for development for which planning permission will be granted. These include proposals that maintain or enhance the high quality of the environment, ensure the provision of adequate drainage, avoid areas of best and most versatile agricultural land and demonstrate how they support opportunities for reducing the need to travel, particularly by private car.
14. Wokingham Borough Core Strategy Policy CP3 sets out the general principles for all development including, among other things, planning permission will only be granted for proposals that have no detrimental impact upon important ecological, heritage, landscape or geological features or watercourses. (CP11 and CP12)

Site Specific Policy Context

15. 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. Four Strategic Development Locations (SDL) have therefore been identified across the Borough where the majority of new residential development will be concentrated
16. Core Strategy policy CP19 is amplified by Appendix 7 of the Core Strategy, the South of the M4 Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which addresses 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.

17. The adopted Shinfield Parish Neighbourhood plan provides in Policy 1; development proposals adjacent to the development limits, as with this application site, will be supported where the benefits of the proposal outweigh the adverse effects.

Five Year Housing Land Supply

18. S38(6) Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. The Council accepts that the demonstrable housing supply is 4.93 years. This equates to a 97 dwelling shortfall.

19. Paragraph 49 of the NPPF outlines that in the absence of a five-year supply of deliverable housing sites as a material consideration and relevant policies for the supply of housing should therefore not be considered up-to-date.

20. Paragraph 14 of the NPPF is therefore triggered. Applications for housing should be granted permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. This proposal is considered sustainable and would clearly assist the Council in making up and meeting its housing land supply shortfall.

Application Site

21. The application site comprises 4.63 hectares and is situated to the East of Basingstoke Road between the settlement boundaries of Spencer's Wood and Three Mile Cross. The site forms part of the Strategic Development Location (SDL), as identified within the Core Strategy Policy CP19 – However it is not specifically allocated for development by the South of M4 Supplementary Planning Document.

22. The site consists of a single dwelling known as 'Parklands' to the South West of the site. A number of equine related structures, including a ménage and associated buildings and treatments exist to the west of the dwelling within southernmost field. The remainder of the application site remains undeveloped, utilised by the aforementioned equine land use.

23. The majority of the southern part of the site has been sectioned off into paddocks for grazing horses using posts and light weight tape and although these fences provide a small visual detraction to the view the land remains open and semi-rural in character.

24. The site is bounded by the recently approved Crest Nicholson development, 'The Brambles' to the south and an extant permission for allotments and residential development to the north. To the east of the application site is the consented Mays Farm Suitable Alternative Natural Greenspace (West) as allocated by Managing Development Delivery Policy SAL05, bisected by Public Footpath 20 which follows most of the sites eastern boundary. This path provides a link from Basingstoke Road to Ryish Green Sports Centre and to Oakbank school. Running parallel to the public right of way is the Basingstoke Road forming the sites western boundary.

25. A Grade II listed building, known as 'Lieutenant's Cottage' exists along the western boundary of the site, directly addressing Basingstoke Road. This is the only listed building within the vicinity impacted by the proposal.

26. The site benefits from direct public transport links into both the towns of Reading and Wokingham; where a range of services can be benefitted from, to include access to employment. Further employment locations such as Green Park and the new Reading University site in Shinfield can also be accessed via the available public transport network. The South of M4 Bus strategy provision will provide buses along this road at a rate of approximately every half an hour. The site is also located close to local amenities and shops.

Affordable and specialist housing

Core Strategy policy CP2 seeks to ensure that new development meets the needs of the aging population and people with special needs, among others, and 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. These policies are amplified by SPD Design Principle 2b.

27. Based on the proposed up to 55 units, there is a need to provide up to 20 affordable units. The applicant has committed to providing 35% affordable housing which will be secured by legal agreement. Based on the proposed level of provision, the application is in accordance with the relevant policies and guidance.

Development Proposal

28. This Hybrid application includes a full application for the proposed Suitable Alternative Natural Greenspace (Please see appendices). Additionally an outline application has been submitted with all matters reserved, besides access into the site

29. The outline application is for the development for up to 55 residential dwellings split over two parcels to the North and South of the site. These sites are bisected by the proposed 1.57 hectares of Suitable Alternative Greenspace (SANG) to be considered in full as part of this hybrid application.

30. Access into the site will be achieved directly from Basingstoke Road, via the existing access arrangement serving Parklands, which will be improved to Wokingham Borough Council adoptable standards. An additional means of access is proposed to be introduced to the north west of the site, south of 'Shalom' and east of 'Lyegrove'.

Suitable Alternative Natural Greenspace

31. The site is 5.3 km linear distance from the nearest part of the boundary of the Thames Basin Heaths Special Protection Area (SPA), which was classified on 9th March 2005 under the EC Birds Directive. The nearest part of the SPA lies in the Bramshill Site of Special Scientific Interest (SSSI) notified by Natural England under the provisions of section 28 of the Wildlife and Countryside Act 1981.

32. It is now widely recognised that additional housing development, particularly within 5km of the boundary of the SPA, has the potential to adversely affect its interest features, namely Nightjar, Woodlark and Dartford Warbler, which are the three internationally rare birds species for which it is classified. Planning authorities must therefore apply the requirements of regulation 61 of The Conservation of Habitats and Species Regulations 2012 (as amended), to housing development within 5km of the SPA boundary.

33. The impact to the Thames Basin Heath Special Protection Area will be mitigated by the provision of the Suitable Alternative Natural Greenspace in the central portion of this hybrid application. This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this Strategic Development Location. The SANG will also link directly into Mays Farm SANG providing a more attractive area.
34. In terms of quantum of SANG 55 dwellings would require 1.06ha and as the proposed SANG is 1.56ha there is enough capacity to provide an acceptable avoidance measure for this scheme.
35. The effects of the proposal on the Thames Basin Heaths Special Protection Area will now be mitigated in the form of the contributions specified in the formal Undertaking to the development of SANG. The requirement of CS Policy CP8 is therefore satisfied.

Layout and Design

36. As the application for residential development is an outline proposal with all matters reserved besides access, issues such as appearance, layout and scale are not included within this application for determination at this time. However the applicant has provided an illustrative masterplan and the Design and Access Statement which appears to show that the development is likely to replicate the new developments such as those 'The Brambles' however not exceeding 2.5 storeys.
37. Officers have raised some concerns with the proposed design approach on the site. One of the main constraints on the design is the elevated ridge, which may be impacted from new housing being placed in this location. This would need to be carefully considered and designed sensitively at reserved matters stage, in particular in the southern edge of the site, as addressed in comments received from the Landscape and Tree officer. It is vital the proposal respects the value of this locally important landscape. It is considered that lower height dwellings or chalet type dwellings are more likely to be appropriate and viewed upon favourably in this portion of the site. Landscaping will help mitigate the impacts however the building design will need careful consideration.
38. The indicative design approach of the southern parcel will have to be given further consideration at reserved matters stage. Whilst the principle of residential development is accepted here, matters of levels, design and scale will need to be addressed in a sensitive manner with considerations given the impact of the elevated ridge on the wider area.
39. The reduction of three units to one additional unit west of the host dwelling is an accepted amendment, which is considered to provide an improved transitional relationship with the existing Brambles development and the SANG. These units would also help provide surveillance over the public open space.
40. This illustrative layout demonstrates the proposal can accommodate the necessary amount of SANG and up to 55 dwellings. Policy 2 of the adopted Shinfield Parish Neighbourhood Plan outlines the general design principles for the area of which the scheme is able to demonstrate, the retention of existing trees, the provision of

new trees, new public realm and the ability to provide a locally distinctive and varied residential development proposal.

41. Although it is acknowledged that the Landscape Officer/Conservation Officer have objected to the application, these issues should not be viewed in isolation. The introduction of the SANG within the settlement gap would mean that the gap would be retained in perpetuity and not potentially lost in the future should a speculative application for this land come forward. In addition, the application proposes significant footpath links to from Basingstoke Road eastwards and would secure an off road link from this to the Langley Mead SANG in Shinfield once all secured SANGs in the area are open. Furthermore, the applicant has agreed to upgrade footpaths so that there are links from Basingstoke Road to the Oakbank school on formal footpaths including upgrade to Footpath 20 within the site to provide an off road footpath / cycle link.

Relationship with Adjacent Dwellings

42. A change in levels has been identified on the site between the proposed southern parcel development and the existing dwellings to the west which form part of the Brambles. The existing single storey building on site has a similar height as first floor windows of the neighbouring dwellings within the Brambles.
43. Although the scheme is at outline, the submitted masterplan indicates there may be potential for overlooking between the existing and proposed development. Any reserved matters scheme would need consider this impact and be in accordance with the Councils adopted standards in terms of garden depth and separation distances. A pre-commencement condition is applied regarding levels across the site to enable officers to fully assess this relationship

Public Right of Way

44. FP20 follows the eastern boundary of the site to the west of the existing hedgerow and rises in height by approximately 11m when walking in a southerly direction. Views currently gained from the footpath are of the SANG to the north east, open fields and vegetation of the northern slopes of the ridgeline east of Basingstoke Road (within the application site) but also the northern ridgeline slopes west of Basingstoke Road.
45. As highlighted above this footpath provides an off road link through the site from Basingstoke Road to Oakbank school and Ryish Green Sports Centre. The scheme offers the opportunity for this path to be improved and create an important link for pedestrians between both settlements and also integrate with the wider area. It has therefore been negotiated that this path is improved and a surfaced path to the school is provided. The Public Right of Way Officer provides no objections to the proposal.

Landscape, Trees and Visual Character

46. The Wokingham District Landscape Character Assessment (WDLCA) shows that this site is located within Landscape Character Area J3. One of the significant landscape features identified as part of this Landscape Character Area is the rolling clay ridge which runs through the site in a northeast to the southwest direction. To the west of Basingstoke Road the ridge turns so that runs in a north - south direction. This prominent physical landform consists of the highpoints along the

ridge and the steeper northern slopes are recognised within the WDLCA as being of distinctive character. This was also highlighted within the Landscape Assessment for the larger outline approval.

47. The landscape between the two settlements currently consists of several fields to the east of Basingstoke Road and a single field on the western side although it widens out beyond this pinch point on either side of the road. Roadside hedgerows and hedgerow trees as well as the succession of trees and hedgerows on the other field boundaries limit views across this space on either side of Basingstoke Road but also help to reinforce the sense of leaving one settlement, briefly passing through an element of countryside before entering the other settlement.
48. A small portion on the northern eastern boundary of the site adjoins the consented residential scheme at Three Mile Cross north and south of Church Lane (O/2013/0346). The Illustrative Layout Drawing for this current proposal shows the configuration of this adjacent site with allotments and play area forming the edge of settlement in this location. The ground levels where housing is proposed closest to this site on the consented scheme are between 45-46m AOD, with heights for the proposed housing fixed on the approved Parameter Plan at 55 & 56 AOD. It is considered building heights should not break the skyline along the high points of the ridge when viewed from the north.
49. The proposed development consists of up to 55 dwellings, 27 of which will be located to the north of the site adjacent to Three Mile Cross settlement boundary in fields 1 & 2. The remaining 28 dwellings will be located in the southern part of field 3 adjacent to Spencers Wood settlement boundary. The land between the two development parcels is the proposed SANG.
50. In relation to the northern parcel (the illustrative plan shows up to 27 dwellings) the proposed access off Basingstoke Road will require the removal of approximately 65 linear metres of hedgerow and possibly a category A tree (ref 2019) as detailed on Highway Access drawing (A097-006 P2). This is not considered to be a 'small section' of hedgerow as identified in the Landscape Visual Impact Assessment and therefore there will be direct open views to the proposed development from Basingstoke Road effectively extending the visual settlement boundary of Three Mile Cross on the eastern side of the road in a southerly directions by 120 meters, level with the Lieutenants Cottage and reinforcing the green gap.
51. The proposed development in the northern part of the site will be located between contours 47m AOD and 49m AOD which is higher than the ground levels on the adjacent site and therefore the ridgelines of the proposed dwellings will be higher than the levels approved in the parameter plans for application O/2013/0346. The land noticeably rises across this northern housing parcel as forms part of the lower slope and forms part of the lower sloped of the ridgeline and development should occur in these locations.
52. The southern development parcel, shown to be up to 28 dwellings, will be located in the southern section of field 3 on the highest point of the ridgeline in this location and will be accessed by a second road from the current access to Parklands and provide sightlines in accordance with the submitted highways drawing A097-007 P3, further opening up views from Basingstoke road towards the development.

53. It is also worth noting that an additional 8.5 metres of hedgerow will need to be removed south of the Lieutenants Cottage to provide maintenance and pedestrian access to the SANG. The effect of locating housing at this high point will be that they will be to increase the visibility of the skyline from within the site. It should be noted that development at the Brambles is already visible and if the landscaping and new buildings are done sympathetically than impacts upon the ridge can be mitigated and softened.

54. In order to mitigate any significant visual impacts, the applicant has agreed to provide significant planting within the SANG to help soften the impact of the development. As such it is considered that the benefits of the scheme outweigh any harm to the landscape.

Ecology and Biodiversity

55. An Ecological Impact Assessment was undertaken in June 2017, by Ecological Planning & Research Ltd on behalf of the applicant. This report concludes the development will result in no significant residual negative effects on important ecological features on the site. The proposed extension to the existing SANG network is anticipated to result in a cumulative positive impact for biodiversity. And proposed a number of enhancements to include fruit bearing trees, boxes of birds and bats and log structures for amphibian, reptile and beetle species.

56. Hedgerows

The submitted assessment recommends offsetting any hedgerow loss with translocation and/or new planting within the public open space and SANG. This is considered acceptable where avoidance and mitigation measures are not possible providing compensation hedgerow is:

- Functionally connected into the remaining hedgerow and green infrastructure network;
- Incorporates other hedgerow features such as ditches, woody debris, and connection to water features where these are present in the hedgerow being lost;
- Provided at a rate of at least 1.5x the length that will be removed in order to allow for the time lag and risk of offsetting measure; and
- Compose of native hedgerow species with standard trees at a reasonable spacing

57. It is considered that an overarching hedgerow mitigation strategy can be submitted to demonstrate that this ecological aspect of the development can be mitigated and fully resolved at reserved matters stage. This also applies to hedgerow impacted by the translocation of electricity cables traversing the site

Highways

58. The application site seeks to provide a new access arrangement into the Northern parcel on the site, whilst updating the existing access arrangement leading to the southern parcel of the site. A Transport Statement has been submitted that addresses the main transport impact considerations.

Trip Generation, Trip Distribution & Assessment

59. The trip rates at 0.49 per dwelling in the peak hours are consistent with those applied in the Wokingham Traffic model and are considered to be acceptable. This

results in a peak hour trip generation of an additional 27 vehicles. This level of traffic is not considered significant on the local highway network.

PRoW - Footpath 20

60. Permeability to the rest of the Spencer Wood and Three Mile Cross sites is an important consideration and needs to be maximised. As advised the Public Right of Way (Footpath 20) runs along the eastern side of the development parcels is an important connection to nearby developments, the allotments, Ryish Green, Oakbank School and the wider area. This path will need to be specified as a 3.0m wide shared footpath / cycle path.

61. Section S106 contributions are identified totalling £80,000 which is based on FP20 between the site and Basingstoke Road and a link across the SANG from FP20 to Oakbank school. The total distance of these path are about 400m and costs are based on 3m wide and the use of flexi-pave which allows permeability.

Illustrative Layout and Layout Principles

62. The approach is generally acceptable and the detailed layout will be addressed at the reserved matters stage, including car & cycle parking, highway widths and alignments, tracking for refuse vehicles, service margins and other related highway layout details.

Public Transport & Travel Planning

63. Contributions will be sought towards the South for M4 Public Transport Strategy and the Travel Planning approach used by WBC called 'My Journey'. These contributions would be consistent with those already applied to the South of M4 SDL and are necessary to help encourage the use of alternative modes of transport than the private car.

64. The Highways department therefore find the proposed development acceptable subject to conditions and S106 agreement. The proposal is also considered to comply with the aspirations of Policy 4 of the adopted Shinfield Parish Neighbourhood Plan, by way of the introduction of a pedestrian crossing on Basingstoke Road and improved connectivity from Basingstoke via to Oakbank School via the proposed and existing St Mays SANG.

Heritage

65. A Built Heritage Statement has been researched and prepared by CgMs Consulting on behalf of the applicant to provide an assessment of the potential impacts of the proposal on built heritage assets.

66. The heritage asset impacted by the development is Lieutenants Cottage, an 18th Century building, designated as a Grade II Listed Building in 1987. The Built Heritage Statement states that there will be no direct physical impacts on Lieutenants Cottage, with only indirect impacts through development situated within the setting of the building.

67. Amended plans received provided additional planting within the retained gap between the two areas of development. The proposed planting is intended to

obscure some views past the listed building towards the northern development block.

68. The Conservation Office concludes the impact on the setting of listed building amounts to 'less than substantial harm' in NPPF terms. The Conservation Officer has confirmed amended plans do not remove the harm, although likely to be at the lower end of less than substantial.

69. Officers consider the harm to Lieutenants Cottage can be mitigated and is outweighed by the public benefit. In addition this contributes to the 5 year housing land supply.

Land Contamination

70. As part of this outline application a Preliminary Environmental Risk Assessment undertaken by Waterman Infrastructure & Environment Limited (April 2017). The report outlines the earliest available historical mapping indicates that the application site has been in agricultural use since the 1870s until present day. In the 1960's the host dwelling, Parklands was erected. The site now largely comprises equestrian facilities, including paddock, two stable blocks and ménage.

71. Environmental Health have been consulted as part of this application who find no objection to the proposal subject to condition. Ensuring the recommendations proposed by Waterman Infrastructure and Environment Limited are complied with in full.

Flooding and Drainage

72. Requirement for a Flood Risk Assessment is set out in Section 10 of the National Planning Policy Framework (NPPF). Paragraph 103 outlines:

73. *"A site specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all purposes for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems; and where proposed development or a change of use to a more vulnerable class may be subject to other sourced of flooding."*

74. The development is proposed in flood zone 1 Greenfield land over 1 hectare; therefore, a site specific flood risk assessment is required. Consequently as part of this outline application a Flood Risk Assessment and Drainage Strategy has been undertaken by Abley Letchford Partnership (April 2017) to support this proposal. This has been reviewed by the Council's Flood and Drainage Officers.

75. The site drains almost exclusively by overland flow, with possible minor infiltration. The site falls towards its Northern boundary and surface water is collected in small depressions/ditches alongside the hedgerows.

76. Greenfield rates have been determined and the development proposes controlling runoff of the anticipated 2.63ha residential area and providing sufficient attenuation on site, via two new detention basins, to cater for events up to and including the 1 in 100 years flood event with a 40% allowance for climate change. It has been determined that about 750m³ of additional storage will be required in a worst case

scenario, while anticipating soakage test results at detailed design stage. The development has been designed to accommodate this and will also improve existing issues.

77. The development also proposes the use of swales as represented by Rev P1 of ALP central sang surface water design drawing A097-12 dated May 2017. The proposed drainage strategy for the site also provides drainage benefits to the wider area including issues associated Lieutenants Cottage and the Brambles development.

78. The Flood and Drainage Officer has raised no objection against the proposals subject to condition.

CONCLUSION

The application site adjoins, but lies outside, the development boundary for Spencers Wood and Three Mile Cross. The proposed residential development would therefore potentially conflict with the aims of Policies CP9 and CP11 of the Core Strategy and Policy CC02 of MDDL, SoM4 SPD and the Shinfield Parish Neighbourhood plan. However this should not preclude a site from development. The site is located within the South of M4 SDL and where development can be demonstrated to be sustainable and would not impact significantly upon the environment, highway or residential amenities, can be considered acceptable. It should be noted that a similar scheme on land which was not allocated but was part of an SDL was previously approved, Keephatch Beech in Wokingham.

Moreover paragraph 49 of the NPPF states where a council cannot demonstrate a five year housing land supply, relevant policies affecting the delivery of housing are considered to be out of date. This is a material consideration afforded a significant weight in this assessment.

The new housing development would be sited in a sustainable and accessible location, where occupiers would have opportunities of public transport use, to access employment and services across the Wokingham borough and Reading. Furthermore the proposed dwellings would have social and economic benefits, providing new housing including affordable housing locally, new public open space and better access to the wider area, while also increasing the prospects of working age people being able to relocate to the Borough thus creating increased employment and spending in the local area.

The identified environmental impacts can be mitigated adequately and are not considered to significantly or demonstrably outweigh the public benefits of improved connectivity across Basingstoke Road and Footpath 20 into St Mays SANG, Oakbank School and Ryish Green Sports Centre. The retention of the proposed SANG land by Wokingham Borough Council would also protect the settlement gap from future development.

Planning permission should therefore be granted, giving effect to the NPPF's presumption in favour of sustainable development – subject to conditions and signed Section 106 agreement.

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