

# Agenda Item 11.

Application Number	Expiry Date	Parish	Ward
190455	Planning Performance Agreement	Barkham, Finchampstead, Swallowfield, Arborfield	Arborfield; Barkham; Finchampstead South; Swallowfield

<b>Applicant</b>	Bewley Homes Plc C/O Savills (Mr Stuart Garnett)
<b>Site Address</b>	Parcel X, Arborfield Garrison and adjoining land, RG2 9LN
<b>Proposal</b>	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access from the Primary School Access Road (PSAR), associated internal access roads, parking, landscaping and footpaths/cycleways relating to land at Parcel X.
<b>Type</b>	Reserved Matters
<b>PS Category</b>	7
<b>Officer</b>	Alex Thwaites
<b>Reason for determination by committee</b>	Major Application – SDL

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 12 June 2019
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>The application relates to land off the Primary School Access Road (PSAR) which links onto Biggs Lane within the designated Arborfield Garrison Strategic Development Location (SDL). Outline planning consent for the site was granted under planning application O/2014/2280 which established the principle of access to the site together with development parameters.</p> <p>The principle of development in this location has been established through its allocation by policy CP18 of the Core Strategy and through the Spatial Framework Plan within the Arborfield Garrison Supplementary Planning Document together with the outline planning permission.</p> <p>The overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links. The outline application for Arborfield Garrison was supported by an Infrastructure Delivery Plan (IDP) which established how the necessary infrastructure could be delivered. A S106 legal agreement secured the proportion of infrastructure attributable to the development at Arborfield Garrison and triggers for its delivery.</p> <p>This current application is for reserved matters application for 70 dwellings, which represents phase eleven of the Arborfield Garrison development. The application seeks permission for the details of appearance, landscaping, layout and scale only. Conditions applications have also been submitted in parallel to the reserved matters which seek approval for other detailed matters such as flooding and drainage, It should be noted that a Flood Risk Assessment was submitted and approved as part of the Outline scheme for this site and the wider Arborfield Garrison.</p>

The application is before the Planning Committee as it is a reserved matters application associated with major development that is recommended for approval. It is considered that the development would be a sustainable development that represents the eleventh stage of the Arborfield Garrison development and would not have a significant detrimental impact on the character of the area or on the amenities of the existing residents.

The site itself is located on the most western point of Biggs Lane where the junction with Langley Common Road is located. To the east of the site is the Primary School which, at the point of writing is currently under construction. To the north of the site is an area designated for future housing and to the south is Biggs Lane itself with existing residential properties on the southern side. The parcel is currently accessed off the Primary School Access Road, however eventually this road will loop round the northern section of the SDL and re-join Biggs Lane to the east. The topography of the site is relatively flat and the key physical features consist of the mature vegetation on the southern edge of the parcel which are to be retained. The masterplan has been designed in order to retain the mature vegetation as well as leaving space for screening of the properties.

The proposal would provide for an adequate level of amenity for the future occupants of the dwellings together with an acceptable impact on ecology, traffic, highway safety and flood risk in addition to contributing to the delivery of infrastructure provided jointly by the wider SDL. Given the location of the site there is no impact resulting to existing residential amenities.

In design terms, the proposal meets all the council's standards and follows the parameters set out in the outline application. The development comprises of medium density residential units which are restricted at three stories. The actual design of the units features a more traditional design that is successfully reflective of the recent phase of development as well as being compliant with Wokingham Borough Council policies.

The proposals are considered to represent high quality development and therefore it is recommended that Reserved Matters are approved subject to conditions outlined below.

#### **PLANNING STATUS**

- Strategic Development Location (SDL)
- Modest Development Location
- Countryside
- Thames Basin Heaths Special Protection Area 5km – 7km Zone
- Site of Special Scientific Interest 500m Buffer - Longmoor Bog
- Affordable Housing Thresholds
- Farnborough Aerodrome Safeguarding Consultation Zone
- Potentially Contaminated Land - Sewage Works (Disused)
- TPOs Served
- Bat Roost

#### **RECOMMENDATION**

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

##### **A. Conditions and informatives:**

*Conditions:*

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

*Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original outline permission remain in force other than as expressly hereby varied.*

2. Plans

The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Parcel X Arborfield Drainage Statement Conditions 43-46 RevA
5941-01-T3 Drainage Layout
5941-02-T2 Levels Layout
5941-10-T3 Longitudinal Sections
5941-26-T2 Private Drive Construction Details
5941-40-T2 External Works
5941-60-T1 Proposed Service Margin
5941-91-P5 Refuse Tracking
5941-92-P5 Fire Tender Tracking
5941-93-P5 Private Car Tracking
5941-500-P2 Proposed Adoption Extents
19576-1-R2 - Equestrian Walk, Arborfield - Bewley Homes Plc - JS - 19041...
Adoptable Highway Lighting 25-04-19
JBA 18-357 AIA AR01 Rev B full
JBA 18-357 AMS AR02 Rev B full
Material Schedule (rev P6)
ML01 Materials Layout - (rev P4)
P18_1809_03C House Type Pack
P18-1809_07-2E-Apartment Block A Elevations
P18-1809_07-1D-Apartment Block A Floor Plans
P18-1809_07-3C-Apartment Block B Floor Plans
P18-1809_07-4E-Apartment Block B Elevations
P18-1809_07-5A Apartments Part M(2) Compliance
P18-1809_08B Streetscenes
P18-1809_08C Parking Strategy Plan
P18-1809_13C Arborfield DesignCompStatement
P18-1809-04Z Site Layout
P18-1809-04Z-2 Site Layout (Garden Sizes)
P18-1809_11 SLP
P18-1809-16B Enclosures Plan
P18-1809_17 Enclosures Details
Transport Statement - Equestrian Walk - Arborfield - Rev A
JBA 18-357-01 Detailed Soft Landscape Proposal for Plots Rev B
JBA 18-357-02 Detailed Soft Landscape Proposal for Plots Rev B
JBA 18-357-03 Detailed Soft Landscape Proposal for Plots Rev B

190213 Cover Letter Parcel X
190208 Planning Statement
190208 Statement on Planning Conditions
14558-BR-PXRev1MOLA Archaeology Evaluation Report -Parcel X
14558-BR-PXLetRev1MOLA Archaeology Evaluation Report Cover Letter -Parcel X
WSI EvalParcel Xv3
Construction Environmental Management plan
o CEMP Appendices A-E
o CEMP Appendix F
o CEMP Appendices G Parts 1 to 6
o CEMP Appendices H Parts 1 to 4
o CEMP Appendix J
o CEMP Appendices K-P
Parcel X Arborfield FRA Statement Conditions 39-42
Bewley Homes EquestrianWalk SCI
4279 - Arborfield Parcel X - Sustainability Statement - 10.01.19
Noise Statement - 19576-1-R1 - Equestrian Walk Arborfield - Bewley Homes Plc - JS –190205
JBA 18-357 Measured Works Schedule
Transport Statement - Equestrian Walk – Arborfield –Rev A
EIA and Addendums (CD)
AB-CEMP-01 – Arborfield Green CEMP off Primary School Road Rev A
JBA 18-357 ECO01 Ecology Walkover and Mitigation-Enhancement Strategy Rev A

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. Landscape Maintenance and Management

Prior to the first occupation of the development a landscape maintenance and management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape maintenance and management plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to ensure that provision is made to allow continuing enhancement and maintenance and management of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

4. Car parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space(s) has been provided in accordance with the approved plans. The vehicle parking space(s) shall be permanently maintained and remain available for the parking of vehicles at all times.

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

5. Highway Construction Details

The roads and footways shall be constructed to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

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

6. Car Parking Management Plan

No occupation of the dwellings using unallocated parking spaces, or those dwellings located on the Primary School Access Road (PSAR) shall commence until such time as a Parking Management Plan for the site has been submitted to and approved in writing by the LPA. The Plan shall include full details of:

- a) the parking restrictions for unallocated spaces provided for the flats;
- b) the proposed parking management along the PSAR to restrict on street parking and to include signage and enforcement arrangements.

Thereafter the car parking of the development shall only be operated in accordance with the details set out in the approved parking management plan.

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

7. Electric Vehicle Charging

Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).*

8. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

*Informatives:*

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission. Equally, this permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act that accompanies planning permission O/2014/2280 dated 02/04/2015.
2. 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.
3. **Work on Highway**  
The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
4. **Mud on Road**  
Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
5. **Highway Management**  
Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
6. **Utilities**  
Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
7. **Noise**  
The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
SO/2010/0611	EIA scoping opinion	23/4/2010
O/2013/0600	Outline application for 2000 dwellings and supporting infrastructure.	Withdrawn 19/11/2013
O/2014/2280	<p>OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p> <p>PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West</p>	Approved 02/04/2015

	Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
150162	Reserved Matters application for the erection of 113 dwellings with access from Biggs Lane and Princess Marina Drive, with associated internal access road, parking, landscaping and open space, footpaths and sustainable Urban Drainage (Suds) – ‘Phase One’	Approved 26/11/2015
153336	Reserved Matters application pursuant to planning consent O/2014/2280. The application relates to the Nine Mile Ride Extension, School Access Road and A327 Roundabout. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 24/03/2016
161536	Application for Reserved Matters for the erection of 127 dwellings together with access from Princess Marina Drive with associated internal access roads, landscaping, open space, footpaths and sustainable urban drainage (SUDS), relating to (parcel T) land – ‘Phase Two’	Approved 14/09/2016
161747	Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping, open space, footpaths, bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land – ‘Phase Three’	Approved 23/11/2016
170686	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the erection of 179 dwellings with access	Approved 24/07/17



	From the Nine Mile Ride Extension (NMRE), with associated internal access roads, paths, circulation areas, car parking including garages, landscaping, open space and associated infrastructure and works. (Parcels H, I and J) – ‘Phase Four’	
171333	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 79 dwellings with access from Biggs Lane, with associated internal access roads, parking, landscaping and open space, footpaths/cycleways, Sustainable Urban Drainage (SuDs) sub-station and gas governor – ‘Phase Five’	Approved 09/08/2017
172005	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, parking, landscaping and open space, footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation (Parcel Q) – ‘Phase Six’	Approved 22/01/2018
173734	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for 12 dwellings with access from Sheerlands Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycleway, Sustainable Urban Drainage (SuDs) (Parcel K) – ‘Phase Seven’	Approved 11/04/2018
181658	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2) – ‘Phase Eight’	Approved 12/11/18

181982	Reserved Matters application for Parcel M only following Outline Planning Permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval: Access, Appearance, Landscaping, Layout and Scale (Parcel M) – ‘Phase Nine’	Approved 19/11/2018
190737	Application for approval of reserved matters pursuant to outline planning consent O/2014/2280 for The construction of 111 dwellings and commercial floorspace(Use Classes A1/A2/D1/D2)to form a neighbourhood Centre, with access from Biggs Lane and Parcel U2, with associated internal access roads, parking, landscaping and open space, footpaths/ cycleways, and Sustainable Urban Drainage (SuDS.) – ‘Phase Ten’ (Resubmission of 182410; details not included due to similarity)	Approved 29/04/19

#### SUMMARY INFORMATION

##### For Residential

Site Area	1.8ha
Proposed units	70 units
Proposed density - dwellings/hectare	38 dwellings/hectare
Number of affordable units proposed	14 units
Previous land use	MOD use
Proposed parking spaces	135 (+ 24 garages not included towards parking provision)

#### CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust	No comments received
Berkshire Archaeology	No objection subject to conditions
Crime Prevention Design Officer	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Southern Gas Networks	No comments received
SEE Power Distribution	No comments received
Thames Water	No comments received
WBC Biodiversity	No objection
WBC Economic Prosperity and Place (Community Infrastructure)	No objection
WBC Drainage	No objection – conditions being dealt with under separate application. No objection to layout.
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection
WBC Highways	Objection due to visitor parking along Primary School Access Road [Officer Note:

WBC Tree & Landscape	<i>Discussed within Access and Movement section]</i> Comments received regarding layout, conditions suggested [Officer note: <i>Discussed in 'Masterplan – Landscape' section below]</i>
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Property Services	No comments received
WBC Public Rights of Way	No comments received

<b>REPRESENTATIONS</b>	
<b>Arborfield Parish</b>	“The Parish Council has no comment to make on this application other than to express disappointment that, despite concerns raised previously, the 3 storey properties remain at the edge of the parcel facing the existing properties in Hill Road.” [Officer note: <i>during outline stage it was envisioned that the area adjacent to Biggs Lane would be higher density and the building would be taller in height in order to allow the lower density and smaller units to be located adjacent the countryside. The application is compliant with this]</i>
<b>Finchampstead Parish</b>	“No comment”
<b>Barkham Parish</b>	“Barkham Parish Council appreciated the meeting with Bewley Homes to discuss the plans and have no objections to the application”
<b>Local Members</b>	No comments received.
<b>Neighbours</b>	No comments received.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP10</b>	Improvements to the Strategic Transport Network
	<b>CP11</b>	Proposals outside development limits (including countryside)
	<b>CP12</b>	Green Belt
	<b>CP13</b>	Town Centres and Shopping

	<b>CP14</b>	Growth and Renaissance of Wokingham Town Centre
	<b>CP15</b>	Employment Development
	<b>CP18</b>	Arborfield Garrison Strategic Development Location
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC08</b>	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB01</b>	Development within the Green Belt
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB11</b>	Core Employment Areas
	<b>TB12</b>	Employment Skills Plan
	<b>TB15</b>	Major Town, and Small Town/District Centre Development
	<b>TB16</b>	Development for Town Centre Uses
	<b>TB17</b>	Local Centres and Neighbourhood and Village Shops
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Designated Heritage Assets
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

## PLANNING ISSUES

### Description of Development:

1. The proposal is a reserved matter application for 70 residential units, relating to outline application O/2014/2280 which was approved in April 2015.

### Principle of Development:

2. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
3. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one of these. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well designed mixed use development of around 3,500 dwellings and associated infrastructure.
4. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole borough. These documents establish a requirement for a sustainable, well designed, mixed use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
5. Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015. This established the principle for development for the site together with access for up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS). These were considered against the relevant Core Strategy policies and Local Plan policies. The current application seeks reserved matters approval for appearance, layout, landscaping and scale. Other issues such as updating the Flood Risk Assessment and Phasing are being considered under separate conditions applications.
6. The outline consent included an Infrastructure Delivery Plan and S106 legal agreement. The legal agreement secures the coordinated delivery of the infrastructure necessary to support the development and fair share of the SDL wide infrastructure. These included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. In addition, it secured an affordable housing contribution in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.
7. The details approved under the outline planning consent established parameters for the development including general site layout including the quantum of development,

indicative location of housing, open space, density and general heights of buildings. Access to the site was also established.

**Site Description:**

- 8. The application site relates to an area of land within the Outline application that lies in a western point in the SDL adjacent to the Primary School Site and Biggs Lane. The application site, referred to as 'Parcel X' at outline, is immediately adjacent to the junction of Biggs Lane and Langley Common Road.
- 9. As described in the Outline application the existing land use of the site comprises of the vacated Arborfield Garrison (MOD use), which is currently not accessible to the public.

**Dwelling Mix:**

- 10. MDD LP Policy TB05 requires an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households.
- 11. The accommodation on the site would be provided within both flats and houses. The mix of dwelling types allows for a mix of smaller units, like for example 2 bed dwellings, with larger houses (3 beds) and apartment buildings which allows for an appropriate housing mix which reflects a balance between the character of the area and the current and projected needs of households on the market.
- 12. The table below shows a breakdown of the mix of dwelling types and units on the eleventh phase:

		Private	Affordable	Total
Apts	1 bed	0	2	2
	2 bed	12	8	20
Houses	2 bed	4	0	4
	3 bed	21	4	25
	4 bed	19	0	19
<b>Total</b>		<b>56</b>	<b>14</b>	<b>70</b>

- 13. The proposal is considered acceptable and provides a good balance of accommodation on the site.

**Affordable and Specialist Housing:**

- 14. Core Strategy Policy CP5 requires a mix of tenures, including up to 50% affordable housing. The Infrastructure and Contributions SPD states that development within the SDLs should seek 35% affordable housing which echoes Appendix 7 of the Core Strategy
- 15. The application proposes 14 units of affordable housing on site which equates to 20% of the units which complies with what was agreed at outline. Under the Outline permission, the s106 sought a commuted sum for the provision of off-site affordable housing in order to secure the 35% affordable housing required for the application. Therefore the remaining 15% not provided on site is secured through a commuted sum. These units will be provided elsewhere by the Council, such as at Gorse Ride for example and therefore the onsite provision is considered acceptable.

### **Masterplan - Layout:**

16. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and Arborfield Garrison SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

17. Core Strategy policy CP18, *Arborfield Garrison Strategic Development Location* sets out the concept rationale for the design parameters for the Arborfield Garrison SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:

*The attractive rural setting, which requires a design response to ensure the development, is absorbed into the landscape, taking account of natural features including watercourses, and to ensure a sense of the landscape permeates the development through an open space strategy*

18. Further design guidance is provided by the Arborfield Garrison SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies.

19. It is important to set out the site in the context of the wider planning permission for Arborfield Garrison. The application parcel itself forms a discrete part of the Arborfield Garrison planning unit. In order to ensure consistency of design for the entire development, the Arborfield Garrison planning consent established design principles including indicative parameter plans for development limits, density and building heights. Further design guidance was also included within the Design and Access Statement.

20. To build upon these principles, a requirement of the outline planning permission was for the applicant to submit a design code with the submission of reserved matters applications. The purpose of the design code is to ensure continuity of development across the site and the application of Garden Village principles in the design. In accordance with this requirement, the applicant has provided these details which have demonstrated the overarching principles for the entire site and are acceptable. The design principles outlined in the code will be expected to be incorporated to the wider Arborfield Garrison planning unit.

21. The submitted masterplan recalls the principals within the outline planning application and design code. To reflect this and inform diversity of development, the applicant has applied different character areas to the layout. Within these areas, differing street typologies, building heights and landscaping have been applied to promote variety and also manage vehicle speeds throughout the site. In addition, consideration has been applied to the relationship of the site and the constraints of the surrounding area through the application of these differing character areas. Overall, these character areas are considered to work well within the site and offer diversity and interest to the layout.

**Masterplan - Density:**

22. Design principles 3 (a-g) are outlined in the Arborfield Garrison SPD and are concerned with the character of the development, including the density of development. The Core Strategy approach for the Arborfield Garrison SDL in respect to density is outlined in Appendix 7 which indicates an average density of 30-35 dwellings per hectare (d/ha) across the SDL. Equally the Arborfield Garrison planning consent established 'Parcel X' to be *medium* density (27-37 d/ha) to the north and *high* density to the south (37-50 d/ha).
23. The overall density proposed by the application is 38 d/ha based on a 1.8ha developable area. The masterplan shows that the density would be higher in the south of the parcel and slightly lower to the north and this is compliant with the parameters approved at outline. This approach is considered consistent with the advice provided by the SPD, the previously approved outline application and the overall density of development is in line with Appendix 7 of the Core Strategy and is therefore acceptable.

**Masterplan – Design and Appearance:**

24. In terms of the detailed design of the buildings, the Arborfield Garrison SPD recommends that the existing built form should be used to inform the design. The Design and Access Statement and Design Code include a character analysis of the surrounding area and picks out themes that are common in the locality. These have been used to help inform the design style of the dwellings which generally take on a more contemporary form of design that take clear character references from the local vernacular architecture. The design should also be influenced and consistent with the Garden Village Principles as well as previously approved phases in the SDL.
25. Throughout the site, the applicant has provided a good range of housing types and styles ensuring that there is diversity in the built form and a range of housing for future occupants. The application of character areas such as '*Green Grid & Village Street* or *Courtyard & Lanes*' also helps provide variety throughout the site. In addition, there is diversity in the style of the dwellings achieved through detailing such as hanging tile on some house types and brick work details on others. This helps to provide a clear and legible neighbourhood.
26. Other phases of development on the Arborfield Garrison SDL included similar designs with a mixture of red/brown brick tones and predominantly red roof tiles which strongly reflects this character proposed while including design qualities of its own. A similar colour and material framework has been included within the Design and Access Statement to highlight legibility of the shift between predominantly red tones and lighter tones within the central area.
27. Whilst the proposal boasts a more traditional style within the SDL, the NPPF states *planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.* The proposal consists of features that are found in the local vernacular and it is considered that the applicant has carefully considered the design in the context of the surrounding area and proposes a design that is respectful to the character of the area while not replicating the homogenous design styles of other modern housing estates.



28. The overall design approach for all of the dwellings is considered appropriate and successful in its approach and respects the context of the site location and in accordance with the advice provided by the NPPF, policies CP1 and CP3 together with the Arborfield Garrison SPD and Supplementary Planning Guidance. The proposal is therefore considered acceptable and represents high quality development.

**Masterplan – Landscape:**

29. The landscape character of the site should be driven by the Garden Village Principles, the internal character areas and in accordance with Condition 13 of the original outline permission, the *Overarching Landscape Strategy*.

30. The proposed layout retains existing landscape features including existing mature trees in the North West of the parcel and to the south of the proposed apartments. These mature trees and landscaping will help to soften the built development from the outset, as well as retaining the green corridor character to the north of the parcel.

31. It worth noting that this parcel forms a small segment of an overall landscape strategy. Under the outline application the site was designated for a residential use within quite a built up area, as the development is adjacent to the school and existing properties to the south. While the development is expected to be driven by Garden Village principles, it was also expected that this parcel would be mainly residential with the majority of green space being provided to the north within the green corridor that links into the linear park and wider open space (such as the SANG). Within the development however, more informal planting is proposed in the street scenes which does include trees and low level planting. These measures together with the proposed boundary treatments would reduce and mitigate the proposed development's impact on the landscape and is generally consistent with the advice provided by the Arborfield Garrison SPD. Equally, in the case of protected or mature trees that are to be lost, appropriate replacement planting is proposed and is found satisfactory by the Landscape Officer.

32. Overall, new vegetation is proposed within the site layout which would help soften the built form and provide a verdant character along the areas of public open space to the north. Equally, there is mature vegetation to the south of the parcel, along Biggs Lane, which disrupts views from the highway to the apartment buildings and planting is proposed along the remaining boundary with Biggs Lane. The Landscape Officer has assessed the submitted plans and documents and is satisfied with the proposal at this stage subject to a condition relating to the landscape management

**Masterplan – Conclusion:**

33. The design approach taken to inform the layout and appearance of the buildings is considered to respond well to the existing landscape features, context of the site and surrounding area. The applicant has satisfactorily demonstrated a comprehensive approach to the delivery of the dwellings under consideration by this reserved matters application. This has been achieved through applying the principles of the design code in the proposed layout and the principles of the Garden Village.

34. Overall, it is considered that the proposal would not have a significant detrimental impact on the character of the area and is broadly in accordance with the principles of the relevant planning policies and supplementary planning advice

**Residential Amenity – Impact upon Neighbouring Properties:**

35. The Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
36. The site is located away from existing residential development on the north side of Biggs Lane and therefore the nearest neighbouring properties are located across the highway to the south of the site. Given the size of the separation distances and the onsite conditions, it is considered that there would be no significant impacts to existing residents in terms of overlooking, loss of light and overbearing.

**Residential Amenity – Noise:**

37. Whilst it is acknowledged that there would be a greater level of activity in the area arising from the delivery and future occupation of the housing, this would not be to an extent that is unusual in a residential area. As the site has been identified as being suitable for housing, the principle of residential development in this area has been established. The outline permission also secured via condition and s106 the Construction Management Plan and construction routes for the proposal in order to keep disruption to a minimal. Construction activities would be temporary and Condition 68 of the Outline Planning consent controls the hours of operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.
38. It is considered that the proposal would not result in any significant harm to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance.

**Residential Amenity – The Amenity of Future Occupants:**

39. The Borough Design Guide and MDD LP policy TB07 set out minimum thresholds for private amenity space and internal space standards which new residential development should be assessed against.
40. *Private Amenity Space:* The Borough Design Guide sets a minimum garden depth of 11.0 metres. In terms of the submitted masterplan, the applicant has submitted a plan specifically highlighting the garden sizes within the development and from this it is clear that all but two of the units are compliant with WBC standards. These two units, plots 60 and 61 (private units), have a garden size of 10 metres which is one metre below standards. As this represents a very small proportion of the proposal, as whole this is considered to be acceptable. Overall, it is considered the development will provide acceptable levels of private amenity space for the future occupants of the dwellings and is in accordance with policy. There is also an excellent level of outdoor public amenity space provided as part of the surrounding development.
41. *Internal Space Standards:* With respect to internal floor space of the units, since 1st October 2015 national space standards have been in place as the Technical housing Space Standards. The dwellings comply to National Space standards, meeting requirements for overall area, bedroom sizes and storage allowances. The apartment units have also been designed to Lifetime Homes requirements.

**Security:**

42. The layout of the masterplans takes into account the security required for a residential scheme. For example the apartment buildings face unto Biggs Lane and the open

space to the South. Equally, the car parking for properties are well overlooked and dwellings located on the periphery are orientated to overlook public paths. The layout also means that there are back to back relationships which restrict access to private amenity space.

**Sustainable Design and Construction:**

43. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting). It is considered that sufficient internal and external storage could be provided to accommodate this.

44. Additionally, there is a condition in the outline permission to secure low and zero carbon technologies, so to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'.

**Access and Movement:**

45. The outline planning permission established the access points to the site and was accompanied with a full Transport Assessment. This involved modelling the potential impacts of the development by using the Wokingham Strategic Transport Model which included a review of this development site, the Arborfield Garrison SDL and the wider Core Strategy development commitment. It was demonstrated as part of the outline that there would be no significant harm caused by additional houses to both local and the wider transport networks, subject to the delivery of the Transport Interventions that were identified and secured through a legal process. The current reserved matters application does not deviate from the established access points approved under the outline planning application. It should be noted that most of the highways related matters are being assessed in detail under separate conditions applications.

46. The main site access onto the Primary School Access Road (PSAR), then onto Biggs Lane, was operationally assessed at the outline stage and identified to function satisfactorily. A Road Safety Audited was also undertaken. These outline proposals also include pedestrian, cycle and equestrian facilities along the site frontage of Biggs Lane.

**Access and Movement – Site Layout:**

47. As outlined above, the use of character areas ensures that there is a variety of street hierarchy proposed for the site. The principle accesses to the site would be from the Primary School Access Road (PSAR). The main accesses are located off the PSAR (off Biggs Lane) and this serves the properties as well as the apartments that have rear access.

48. The proposal has been designed in accordance to the street hierarchy detailed in the Northern Gateway design code, which allows the character areas that cover the site, to act as one the main streets in the development that links to Biggs Lane. The roads, at the entrance point, has been designed to be within the 5.5m category as well as including a service strip and footpath on either side.

49. Additionally, the proposal includes shared surfaces and private drives off the tertiary streets that provide access to some residential dwellings. These areas of road are short in length and often consist of turning heads which will ensure low vehicle speeds within these zones. Overall the site layout is considered acceptable and represented high quality development.

**Access and Movement – Car Parking:**

50. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, condition 40 requires reserved matters to incorporate car parking in line with the Council’s standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.

51. A summary of the car parking provision is provided on the table below:

	<b>nos</b>	<b>ratio of 70</b>
<b>Total Unallocated (for flats)</b>	<b>21</b>	0.30
<b>Total Visitor</b>	<b>16</b>	0.23
<b>Total Allocated</b>	<b>98</b>	1.40
<b>Total Garages</b>	<b>24</b>	0.34
<b>Total Allocate &amp; Garages</b>	<b>122</b>	1.74
<b>Total Unallocated, visitor, allocated &amp; garages</b>	<b>159</b>	2.27
<b>Total Tandem Parking</b>	<b>32</b>	0.46

52. The application proposes a total of 159 spaces for 70 dwellings (22 flats and 48 houses), of which 37 spaces unallocated or visitor spaces and 24 garages. If garages are excluded from the total then there are 135 spaces.

53. This parking is in accordance with the WBC parking standards (WBC demand calculator assumes that garage accommodation accounts for 0.5 spaces per dwelling) and the amount of parking is proportionate to the size of dwelling that it is intended to serve. The parking for the proposed dwellings is provided on plot with apartment parking also being located on plot. Parking spaces on the driveways have been set out to minimise vehicles that can potentially block driveways. Visitor parking is also well distributed through the development and this is provided in bays which are mainly off-set from the carriageway to reduce the level of on carriageway parking.

54. The Highway Officer has raised concerns regarding the location of some of the visitor spaces for this development along the PSAR / opposite the school. Highways have advised there should be 3 visitor spaces along the roadside to serve these properties and these would also help assist during drop-off time at the school although the school has its own parking. Given this is a proposed future bus route, they are concerned that vehicles may park on the PSAR causing obstruction. It should be noted that the current layout comprises enough parking spaces overall and is in accordance with the adopted standards, apart from the location of these visitor spaces. However officers consider that landscaping along the road frontage as proposed is more important consideration as they would be more visually attractive, adding to the character and appearance of the local area and streetscape and promotes the Garden Village Principles in accordance with the Supplementary Planning Document. Therefore in this instance officers consider the location of visitor spaces to the rear of these properties to be more appropriate than replacing street trees with hardstanding. Moreover should vehicles park along the roadside and cause

obstruction in the future, the road can be managed by the Council and parking restrictions imposed.

55. On this basis, the level of parking provided and its location should limit demand for on street parking along the primary street and throughout the development. As such the proposed parking is considered acceptable on the site.

**Access and Movement – Pedestrian, Cycle & Equine Access:**

56. There are excellent connections to pedestrian and cycle routes, with the pedestrian and cycle route along PSAR and Biggs Lane which links to the previously approved flexi-pave bridleway that fronts Parcel O1. Conditions within the outline application have secured connections from the site although this will come in later phases as per the phasing strategy. This pedestrian and cycle route connects to the Greenways linking to Finchampstead to the east, Barkham to the north and the Garrison redevelopment north-westwards.

57. Given Parcel X is the eleventh phase of the wider Arborfield Garrison development it is acknowledged that permeability across the wider area remains reasonably limited at this early stage, when in comparison to how it will be when the wider SDL is complete. However the applicant and the Council are working to ensure links are established early on in the development process to help promote sustainable routes across the wider area and that future residents can move between parcels easily. There will be a footway / cycleway linking the school with the retail units, part of which is constructed along Biggs Lane which also connects the site with SANG area.

**Access and Movement – Cycle Storage:**

58. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 29 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDL Appendix 2: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.

59. Cycle parking is provided on site both within garages and sheds where there are no garages. Garages have minimum dimensions of 7.0 meters in length and 3.0 meters in width to be included as cycle space. All dwellings and apartments have been provided with sufficient space for cycle storage/parking in accordance with the above requirements and as such the proposals are considered acceptable on this basis

**Access and Movement – Access to Public Transport:**

60. In order to ensure good public transport to the site, a public transport strategy has been secured by Condition 33 of the outline planning consent. This secured the use of the PSAR and Biggs Lane as primary streets with bus stops being located in the area to the north of Parcel X. This provides access to the existing Leopard services to Reading and Wokingham. These services will become more frequent with additional subsidised services phased in, as set out in the public transport strategy.

**Flooding and Drainage:**

61. Insert Core Strategy Policy CP1 and MDD DPD Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk and Arborfield Garrison SPD generally requires provision of a comprehensive system

for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.

62. At the outline stage, the applicant undertook a Flood Risk Assessment which determined that the residential part of the outline site is not located within areas shown to be at risk of flooding, as indicated by Flood zone 1 on the Environment Agency's Flood map. No housing development is located within areas that flood and therefore the proposal is considered acceptable in this regard.
63. Drainage was fully assessed at outline stage, the Council and the EA were satisfied that the site has sufficient storage capacity and that the provision of SUDs, which will incorporate flood attenuation ponds, can be accommodated on-site and will mitigate the impacts of the development. The benefit of SUD's over the existing field use is that these should improve the current situation by preventing water from running off the land too quickly.
64. However in order to ensure no harm occurs a surface water drainage scheme for the site, based on sustainable drainage principles is required to be submitted for review as part of the conditions imposed. This is being assessed under a separate condition application (Condition 41 of O/2014/2280) however there is sufficient capacity within Parcel X to accommodate the SUDS for this development which are incorporated into the highway drainage system.
65. Given flooding and drainage issues will be considered in detail under separate condition submission and mitigation can be accommodated within the site, there is no objection to the proposed layout in respect to the reserved matters submission.  
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**Thames Basin Heaths Special Protection Area:**

66. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The Arborfield Garrison SDL falls within this zone of influence and, in accordance with Core Strategy policy CP17 and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is being provided.
67. The development will be mitigated by the provision of the Suitable Alternative Natural Greenspace (SANGS) in the north-eastern part of the outline application site ("Northern SANGS") and at West Court ("West Court SANGS"). This has been designed to provide sufficient space required to compensate for the growth in resident numbers associated with this phase of the Arborfield Garrison development. Planning permission for the SANGs has been granted under the outline consent (Ref: O/2014/2280) and as such this meets the Natural England's '*Guidelines for the Creation of Suitable Alternative Natural Greenspace*' (SANG) (2008) in terms of having all the essential features required to attract recreational users away from the SPA. Natural England and the Biodiversity Officer are satisfied with this approach. The SANG is currently open and in use by existing residents.

**Ecology:**

68. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. The Biodiversity Officer has assessed the application and is satisfied that there would no significant impact on ecology.

**Archaeology:**

69. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. An Archaeological Evaluation report for the proposal was submitted and Berkshire Archaeology are satisfied that, given the nature of the features encountered, no further archaeological investigation will be required on this parcel.

**CONCLUSION**

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison SDL. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision and therefore can be recommended for approval.

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