

# Agenda Item 14.

| Application Number | Expiry Date | Parish    | Ward             |
|--------------------|-------------|-----------|------------------|
| 190747             | 14/06/2019  | Shinfield | Shinfield South; |

|  |   |
|--|---|
| <b>Applicant</b>                             | Cooper Estates Strategic Land Limited   |
| <b>Site Address</b>                          | Land Rear of Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ   |
| <b>Proposal</b>                              | Full planning application for change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works (Renewal of planning permission 161920) |
| <b>Type</b>                                  | Full  |
| <b>PS Category</b>                           | 6   |
| <b>Officer</b>                               | Stefan Fludger  |
| <b>Reason for determination by committee</b> | Major application   |

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

| SUMMARY   |
|---|
| <p>This is an application for Suitable Alternative Natural Greenspace behind Stanbury House, Basingstoke Road, Spencers Wood. This is the third application for such a SANG, following the approval of F/2011/2106 and 161920. The SANG will include 12 hectares of open space, delivered in two phases in order to mitigate the effects of new housing development on the Thames Basin Heaths Special Protection Area. The proposal would have an acceptable impact on the character of the area, neighbouring amenity, highway safety, ecology and drainage. It is acceptable in principle and is accordingly recommended for approval.</p> |

| PLANNING STATUS  |
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| <ul style="list-style-type: none"> <li>• Countryside</li> <li>• Allocated SANG (SAL05)</li> <li>• Basingstoke Road is a Green Route</li> <li>• Sand and gravel extraction</li> <li>• Special Protection Area – 5 km</li> <li>• Groundwater protection zone</li> <li>• Shinfield Byway 25 lies to the west of the site.</li> <li>• Minerals consultation zone</li> <li>• Nuclear consultation zone</li> <li>• Great Crested Newt Consultation zone.</li> <li>• Area of Archaeological potential.</li> </ul> |

| RECOMMENDATION   |
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| <p><b>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</b></p> <p><b>A. Completion of a legal agreement to secure ownership of the SANG and its maintenance in perpetuity by the Local Authority.</b></p> |

## **B. Conditions and informatives:**

### *Conditions:*

1. The Development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

*Reason:* In pursuance of s91 of the Town & Country Planning Act 1990 (as amended by S51 of the Planning & Compensation Act 2004)

2. Notwithstanding the details regarding the details regarding 'Hoggin' footpath surfacing, the 'kissing' gates or the handrails for the 'culvert bridge', which are not approved, this permission is in respect of the submitted application plans and drawings numbered 1764/SANG2 REV E, Tree Protection Plan – 15369-BT4, 043023/1, 11828/CF/2, 11828/CF/1, 5867 ASP01 REV B, ASPD3.0/SANG/HWD REV B, ASPD3.1/SANG/HWD REV B and 3716.003 REV M, received by the local planning authority on 15/03/2019 and 36573-2001-001 REV A, received by the Local Planning Authority on 23/05/2019. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority

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

3. The SANG hereby approved shall not be brought into use until the vehicle access has been formed and provided with visibility splays in accordance with drawing number 3716.003 rev M have been provided on Basingstoke Road in accordance with final scheme drawings to be submitted and approved in writing by the Local Planning Authority.

*Reason:* In the interests of highway safety *Relevant Policy:* Core Strategy Policy CP6

4. The use of the site as Suitable Alternative Natural Greenspace shall not commence until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

5. The use of the site as Suitable Alternative Natural Greenspace shall not commence until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason:* To avoid spillage of loose material onto the highway, in the interests of road safety. *Relevant policy:* Core Strategy policy CP6.

6. The use hereby permitted shall not commence until the vehicle parking and turning space has been provided in accordance with the approved plans, unless otherwise

agreed in writing by the Local Planning Authority. The vehicle parking shall not be used for any other purpose other than parking in connection with the SANG and the turning space shall not be used for any purpose other than turning.

*Reason:* To ensure a satisfactory form of development and to avoid any adverse impact on the public highway in the interests of highway safety and convenience.

*Relevant Policies:* Core Strategy policy CP6 and MDD Local Plan policy CC02

7. The use hereby permitted shall not commence until secure parking for bicycles has been provided in accordance with the approved details and drawings.

*Reason:* To ensure bicycle parking facilities are provided and to encourage the use of sustainable modes of transport. *Relevant policy:* Core Strategy policy CP6

8. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2016 or any order revoking or re-enacting that order, no gates shall be erected across the road or car park accept in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

*Reason:* In the interests of highway safety and convenience and visual amenity

*Relevant policies:* Core Strategy policies CP1, CP3 and CP6

9. The use of phase 1 of the SANG shall not commence until a footpath link has been provided between the footpath network within Phase 1 and Shinfield Byway 25, Woodcock Lane in accordance with details which have first been written and approved in writing by the Local Planning Authority. The link shall be retained for as long as the approved development remains on the site.

*Reason:* In the interests of an integrated public rights of way network.

*Relevant Policies:* Core Strategy policies CP6 and CP11

10. The use of the site as SANG shall not commence until details of a passing place located on the access road that will enable a tractor and a car to pass safely have been submitted to and approved in writing by the Local Planning Authority. The approved passing place shall be fully implemented prior to the first use of the SANG and maintained in perpetuity.

*Reason:* In the interests of highway safety and convenience. *Relevant policies:* Core Strategy policies CP1, CP3 and CP6

11. Prior to first use of the SANG, off-site works comprising a pedestrian crossing, traffic island, footway and bollards and all other associated works as shown on drawing number 3716.003 REV M shall have been provided on Basingstoke Road in accordance with final scheme drawings to be submitted to and approved by the Local Planning Authority.

*Reason:* In the interests of Highway Safety.

12. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning

authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

*Reason:* To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. *Relevant policies:* Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

13. a) Notwithstanding the details regarding the details regarding 'Hoggin' footpath surfacing, the 'kissing' gates or the handrails for the 'culvert bridge', which are not approved, no development or other operations shall take place except in complete accordance with the details contained in the Arboricultural Method Statement dated 17th February 2016 – 15369-AMS-CA, TPP – 15369 – BT4, 5867 ASP01 REV B, 5867 ASP 02 REV B, ASPD3.0/SANG/HWD rev B, ASPD3.1/SANG/HWD rev B and the Landscape and Habitat Management Plan (ECO1083.LHMP2016.vf), dated August 2016.

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

*Reason:* To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to ensure that the necessary measures are in place before development and other works commence.

14. No development or other operations shall take place except in complete accordance with the details contained in the Landscape and Habitat Management Plan (Aspect Ecology) reference ECO1083.LHMP2016.vf dated August 2016.

*Reason:* To ensure that the approved landscaping and habitats are satisfactorily maintained. *Relevant Policies:* Core Strategy policies CP1, CP3 and CP7 and MDD Local Plan policies CC03 and TB23.

15. Notwithstanding the approved details, prior to the development being brought in to use details the secure height barrier shall be submitted to and approved in writing

by the Local Planning Authority. The approved details shall be implemented prior to the development being brought in to use and shall be retained and maintained in perpetuity thereafter.

*Reason:* to ensure security of the site and maintain parking for users.

16. The development shall be undertaken in accordance with the *Written Scheme of Investigation for a Programme of Archaeological Investigation* (Albion Archaeology, reference 2016/28, dated 19 February 2016) or a similar written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

17. Prior to the first use of the SANG, further landscaping details shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to the first use of the SANG. These details shall include:

- The location and design of interpretation boards, including final artwork and information.
- The location and design of bins and recycling bins.
- The surfacing of the 'Hoggin' pathways, which shall be naturally occurring graded 'Hoggin' gravel, 12mm to fines with sufficient limestone content to provide a more consistent and even, self-binding surface. It shall have a minimum limestone content of 85% by weight, a maximum particle size of 12mm and shall be compacted to provide a firm, regular surface which is stable in use.
- The location and details of steel box covers to be installed over locks on maintenance gates.
- Revised details of 'kissing gates' at the locations demonstrated on the approved plan. These shall be widened to a width of 1.8 metres to allow box width of 1.4x1.8metres, with a level area of 1.8x2.5 metres either side.
- Revised details of the handrails to be installed on the culvert bridge. This shall consist of timber balustrading.

*Reason:* In the interests of the amenity of users of the SANG.

18. Prior to first use of the SANG, the drainage scheme as outlined in the document named 'Technical note' (ref: 001 REV 1, dated 10/05/2016) and outlined on plan numbered 36573-2001-001 REV A shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority. The excavation of the drains shall be overseen by a suitably qualified Tree Consultant to ensure best practice in accordance with BS5837:2012.

*Reason:* To prevent increased risk of surface water run-off elsewhere.

*Informatives:*

1. The applicant's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off site highway works and site access connections to the public highway. A separate legal agreement made with the Council under S278 of the Highways Act 1980 is required. No work within or affecting the

public highway shall commence until the agreement has been completed and the Council, as Local Highway Authority, has approved all construction and installation details together with a programme of works.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.
4. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
5. Approval of this application for the use of land as SANG does not necessarily mean that it will be acceptable for specific schemes to rely on the facility for the avoidance and mitigation of SPA impacts. For instance the Council's spatial strategy requires that SANG to mitigate the impact of residential development with the Strategic Development Locations is provided within them as part of a comprehensive scheme and associated infrastructure.
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 the Highway Authority on tel.: 0118 9746000.
7. The applicant is advised that Berkshire Archaeology must be notified when the approved Written Scheme of Investigation has been fully implemented.
8. The applicant is advised that Approval in Principle will be required in connection with the proposed Culvert shown on the landscaping scheme. Full engineering details must be provided to the Council's structures team prior to the construction of the culvert.

#### PLANNING HISTORY

| Application Number | Proposal  | Decision                         |
|--------------------|---|----------------------------------|
| F/2011/2106        | Change of use from agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscape works | Approved – 31/10/2013            |
| 161293             | Conditions application for the submission of details to comply with the following conditions of planning  | Conditions Discharged - 9/9/2016 |

|             |   |   |
|-------------|---|---|
|             | consent F/2011/2106 (112605) dated 31/10/2013: 3. Boundary Treatments 4. Hard and Soft Landscaping 5. Landscape and Habitat Management Plan 6. Details of Tree Protection Fencing 13. Surface Water Drainage Scheme 15. Archaeological Work – |   |
| 161920      | Proposed change of use of agricultural land to provide Suitable Alternative Natural Greenspace (SANG) and associated access, car park, footpaths and landscaping works.   | Approved – 23/02/2017   |
| O/2014/2101 | Outline application for the development of up to 57 new dwellings to include new access from Basingstoke Road and provision of suitable Alternative Natural Greenspace (SANG) to be considered.   | – Appeal against non-determination Allowed 20/7/2016 – <b>Appeal decision quashed on 20/07/2017 – Re-determination allowed – 18/09/2018</b> |

|                            |                                      |
|----------------------------|--------------------------------------|
| <b>SUMMARY INFORMATION</b> |                                      |
| <b>For Commercial</b>      |                                      |
| Site Area                  | 12 hectares                          |
| Previous land use          | Agriculture                          |
| Proposed use               | Use class D2 (Assembly and leisure). |
| Public open space proposed | 12 hectares                          |
| Existing parking spaces    | 0                                    |
| Proposed parking spaces    | 12                                   |

|                               |   |
|-------------------------------|---|
| <b>CONSULTATION RESPONSES</b> |   |
| Berkshire Archaeology         | No objection, subject to conditions.  |
| Loddon Valley Ramblers        | No objection subject to appropriate gates to prevent motorcycles getting into the SANG. |
| Natural England               | No objection.   |
| WBC Trees and Landscapes      | No objection, subject to conditions.  |
| WBC Ecology                   | No objection, subject to conditions   |
| WBC Highways                  | No objection, subject to conditions.  |
| WBC Drainage                  | No objection  |

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| <b>REPRESENTATIONS</b>                           |  |
| <b>Town/Parish Council:</b> No comments received |  |
| <b>Local Members:</b> No comments received       |  |
| <b>Neighbours:</b> No comments received          |  |

| <b>APPLICANTS POINTS</b>  |
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| <ul style="list-style-type: none"> <li>• This is a renewal of a previously approved permission for exactly the same works. The current permission remains extant until 23/02/2020 and will safeguard the permission, should it not take place before the expiry of the permission.</li> <li>• The first phase of the SANG will include the appropriate access and car park in the location of the existing residential garage at Stanbury House.</li> <li>• The proposal will not harm the Ecological features of the site and the site will connect to existing rights of way – Shinfield Byway 25, Woodcock Lane.</li> <li>• The proposal would accord with National and Local Policy, including Natural England guidance.</li> <li>• The access would be a shared surface, un-adopted road which would minimise impacts on the Countryside.</li> </ul> |

| <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>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>CP11</b> | Proposals outside development limits (including countryside) |
| 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>CC06</b> | Noise  |
|   | <b>CC07</b> | Parking  |
|   | <b>CC09</b> | Development and Flood Risk (from all sources)                |
|   | <b>CC10</b> | Sustainable Drainage   |
|   | <b>TB21</b> | Landscape Character  |
|   | <b>TB23</b> | Biodiversity and Development                                 |
| Supplementary Documents (SPD)                         | Planning    | <b>BDG</b> Borough Design Guide – Section 4                  |



## **PLANNING ISSUES**

### **Description of Development:**

1. The proposal includes 12 hectares of Suitable Alternative Natural Greenspace, with associated parking and landscaping. The proposal is identical to the SANG already approved (permission still extant) under permission numbered 161920, which in its self, was identical to permission numbered F/2011/2106.
2. The applicant has re-submitted this application which will preserve the permission in the event it is not implemented before it expires.

### **Principle of Development:**

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
4. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. The proposal is outside settlement limits.
5. The proposal has already been found to be acceptable in principle on the basis that the proposed use of the land, for informal recreation, would contribute to recreation in and enjoyment of the countryside which falls in accordance with Core Strategy policy CP11 which sets out the limited circumstances whereby development in the countryside might be acceptable. The development proposals are also supported by the NPPF which recognises that Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities (paragraph 96).
6. The site has been designated under MDD Local Plan Policy SAL05 as a site for the "delivery of avoidance measures for the Thames Basin Heath Special Protection Area". As per this policy, "there is a presumption against the development of this site for uses other than SANG unless the applicant can demonstrate that sufficient alternative avoidance measures for all relevant submitted and/or approved plans and projects within the Borough taking account of Natural England's advice on SANGs".
7. Given this designation, the proposed development is therefore acceptable in principle and other material considerations will be addressed below in this report.

### **Background:**

8. There is an extant permission for the same scheme on the site and this expires on 23<sup>rd</sup> February 2020. Given that the planning permission will shortly expire the applicant has submitted the current permission to, in effect, keep the permission alive.

9. Adjacent the site (and including the area identified for access), permission exists for 57 dwellings on Land Rear of Stanbury House, Basingstoke Road, which lies to the east of the application site. That scheme is reliant on this SANG its impact on the Thames Basin Heath Special Protection Area. The SANG would be delivered in phases in order to provide mitigation for the development. This being said, this application should be assessed on its own merits and in the context of what it proposes which is the provision of open space for informal recreation and the committee is advised to be mindful of the principle set by the earlier and extant approval(s) of this area for SANG.

**Character of the Area:**

10. Core Strategy Policies CP1 and CP3, require new development to maintain or enhance the high quality of the environment. TB21 of the MDD Local Plan indicates that proposals should respect the landscape character of the area, retain or enhance existing landscape features such as trees and woodland and providing for appropriate landscaping. Landscaping should consist of locally native species.
11. The Council's Landscape Character Assessment identifies the area in which the site is located as J3 - Spencers Wood Settled and Farmed Clay. The landscape is characterised by pasture and arable fields of a variety of sizes including some small irregular fields, indicative of early enclosure, located around settlements. An intact hedgerow network with hedgerow oaks, woodland blocks and copses including some ancient woodland provide a wooded setting. The most sensitive aspects of the landscape are the ancient woodland copses, pasture enclosed within historic field boundaries and the sense of elevation and views provided across the adjacent lowland landscapes.
12. The application site is consistent with this character, comprising three fields, separated from each other and their wider surroundings by boundary hedgerows and blocks of woodland. There are also a few free standing trees within the fields.
13. With the exception of the loss of small areas of vegetation to accommodate the proposed footpaths, all existing woodland, trees and hedgerows would be retained and supplemented with new woodland planting. It has been demonstrated that the access road, car park and footpaths will be constructed without harm to retained vegetation.
14. Two of the existing fields would be sub-divided: the eastern field on the eastern boundary of the proposed SANG, where new hedge and tree planting is proposed creating enclosure and screening views of the settlement, and the western field on the boundary between the two phases of the SANG. This second fence line would lie on a ridgeline where fencing has the potential to be prominent in the landscape but it is proposed to be a post and rail fence, typical of rural areas.
15. A shared surface access is proposed, which is appropriate given the low level of traffic anticipated and would have a less intrusive, more rural character than a kerbed junction with a separate carriageway and footpath. Additional planting has been shown on the north side of the car park, to allow the hard landscape elements and parked cars to be integrated with into the wider countryside.
16. Basingstoke Road is a Green Route (MDD Local Plan policy CC03), in recognition of the positive contribution made by the trees and other vegetation that line the

road (including trees between North Lodge and South Lodge, which are protected under area TPO21/1970). It will be necessary to cut back overhanging vegetation to achieve the necessary 2.4 by 120 metre visibility splays but not to the extent that it would have a significant impact upon the verdant character of the road.

17. The 120 metre visibility splay to the south would extend almost as far as the Library and School House, a grade II listed building. The visibility splay would be over the existing highway verge and it is proposed to install timber bollards (best suited to the semi-rural character of the area and used elsewhere in the village) to prevent incidental parking on the verge obstructing visibility.
18. With the tree protection fencing, boundary treatments and proposed landscaping scheme the impact upon the character of the area would be acceptable

**Residential Amenities:**

19. New development should not result in a scale of activity that would be detrimental to the amenities of adjoining landowners (Core Strategy Policy CP3).
20. The nearest dwellings would be to the North of the site at Wellington Court, to the south at Highlands Cottage and fronting Basingstoke Road. Additionally, Outline permission has been granted for the construction of an access and 57 dwellings on the land immediately to the rear of Stanbury House and to the east of the application site.
21. The use of the land for informal recreation would not give rise to undue disturbance and the main impact of the development on neighbouring properties would be from vehicles using the access road. This would be south of Stanbury House in broadly the same location as the existing driveway. Therefore, Stanbury House itself, the 57 new dwellings and to the south of the access, Glenamoy House would be most affected.
22. The access would be orientated to run parallel to the boundary with Glenamoy House, adjacent to the private rear gardens of this property and Stanbury House but bringing it closer to the garden of Glenamoy House than is currently the case. The northern flank of Glenamoy House is a minimum of two metres from the boundary and there would be a minimum of about four metres separation from the access road. Stanbury House would also be a minimum of four metres from the access road at its closest point.
23. Stanbury House has a generous garden, up to 50 metres in width but the Garden at Glenamoy House is much narrower - approximately 16 metres in width. The neighbouring property is a two-storey house with an L-shaped footprint. The rear wing runs parallel to the boundary with the application site, a minimum of two metres from the boundary, and would shelter the private amenity space immediately to the rear of the dwelling from the access. There are a number of ground-floor windows and one first-floor window (which appears to be a bedroom) in the northern, flank elevation.
24. The Transport Statement was completed in 2011, however the Highways Officer has not objected to any of its findings. It indicates that trips would generally be between 07:00 and 21:00 and highest during the late morning and afternoon. The

maximum number of hourly trips would be 21 movements (arrival and departures combined) between 15:00-16:00 hours on a Sunday afternoon but this would be significantly higher than elsewhere in the week, with the next highest being six movements between 15:00-16:00 on a Saturday.

25. Basingstoke Road is a busy road but the garden areas to the west of the properties have a relatively peaceful character. Occupants of Glenamoy House would be aware of passing vehicles particular when using their garden at peak times such as Sunday afternoon but the level of disturbance would not be unusual in a settlement and be no greater than for many houses on corner plots. As such, the impact would not be as severe as to warrant the refusal of this planning application. The formal layout of the 57 new houses which benefit from outline planning permission may also face, or be close to this access road. The same argument applies to these properties and it is not considered that the proposal would cause sufficient disturbance as to warrant refusal of this application.

#### **Access and Movement:**

26. Core Strategy Policies CP1 and CP6 require new development in to be in accessible locations, provide access by a range of modes with emphasis on sustainable travel, provide appropriate parking, and mitigate any road safety or other highway related problems.

27. The applicant's transport statement demonstrates that the proposal would not have a significant impact in terms of traffic generation. As has been discussed, while this dates from 2011, the Highways Officer has not indicated that this affects its validity and nor have they objected to this proposal.

28. Access to the site is proposed to be to the south of Stanbury House in approximately the same location as the existing driveway, opposite The Square. The existing garage would be demolished and access to the dwelling and to the retained agricultural field behind it would be provided off the access road. It should be noted that this agricultural field now benefits for outline permission for 57 dwellings which includes an access in the same location.

29. A requirement for SANGs of the size proposed is that they provide car parking. The proposed parking provision of 13 car parking spaces (including one disabled bay) for the whole SANG is considered appropriate and accords with Natural England's guidance relating to parking for SANGs.

30. The Highways Officer has requested that a drop kerb be provided at the entrance to the site and that a passing place be provided on the 4.8 metre access road to accommodate passing vehicles should a tractor use the access road. The drop kerb can be secured alongside the details of the access which will be secured by condition. A further condition will be recommended to secure a passing-place on the access road.

31. Notwithstanding the requirement of the Thames Basin Heaths Delivery plan, to provide for car borne access, development plan policy requires new development to provide choice and facilitate access by sustainable forms of transport, including by foot and cycle (Core Strategy Policies CP1 and CP6). The catchment area for the site includes residential development on the eastern side of Basingstoke Road

and the proposal includes provision of a pedestrian refuge on Basingstoke Road, to the north of the junction with the Square. A short section of footpath would be provided from this crossing point leading into the site access.

32. The NPPF (paragraph 98) promotes improvements to the Public Rights of Way network including formation of new links and, while the Natural England SANG quality guidance is focused on shorter walks within SANGs, flexible networks that offer choice and opportunities for longer walks are encouraged. Shinfield Byway 25, Woodcock Lane lies to the west of the site, running north-south, parallel to the A33. The application provides an opportunity to integrate the footpaths within the proposed SANG into the wider Public Right of Way network. It is proposed that a footpath link to Woodcock Lane would be provided as part of phase 1 of the development. This provision would be secured by condition.

#### **Flooding and Drainage:**

33. Core Strategy Policies CC09 and CC10 and NPPF require the flooding and drainage implications to be assessed.

34. The site lies within Flood Zone 1, where the risk of flooding is low. The site area is more than one hectare and the application was accompanied by a Flood Risk Assessment. The majority of the site would remain permeable, the exception being the access road, which is proposed to drain to a retention pond adjacent the access road. The submitted Technical Note indicates the provision of permeable pavements in the car park and a filter drain located to the south of the access and a detention basin with the capacity of 150 m<sup>3</sup>. Discharge from the development will be limited as indicated on the drainage strategy drawing. The Drainage Officer is therefore satisfied that the development will not lead to an increased risk of flooding in the area.

#### **Archaeology:**

35. The site is designated as an Area of Archaeological Potential. The applicant has accordingly submitted a Written Scheme of Investigation in support of this planning application. Berkshire Archaeology has indicated that they are satisfied with the scheme and programme contained within this document, subject to a condition requiring the development to be carried out in accordance with that document.

#### **The need for a Suitable Alternative Natural Greenspace (SANG):**

36. The primary purpose of identifying a country park as a SANG is to provide alternative, more convenient sites for informal recreation to relieve pressure on sites within the Thames Basin Heaths Special Protection Area (SPA), designated under European Directive due to its importance for heathland bird species. Thus, the proposal – when used as mitigation for this purpose - would contribute towards conserving sites of international nature conservation importance (European Sites), as required by Core Strategy Policies CP7 and CP8.

37. The Council's spatial strategy establishes that the majority of new housing in the Borough will be delivered in four Strategic Development Locations and that these will deliver the infrastructure necessary to support the development within them, including SANG.

38. However, further dwellings are being delivered on sites allocated in the MDD Local Plan and additional residential development is acceptable within development limits under Core Strategy Policies CP9 and CP17: developments of up to 25 dwellings may be appropriate in Limited Development Locations and up to 100 dwellings in Modest Development Locations. Where these developments fall within 5km of the SPA or are for 50 or more dwellings within 7km of the SPA it will be necessary for them to provide avoidance and mitigation measures. Currently there is only limited capacity in this part of the Borough at Clare's Green Field. This SANG is specifically required for the provision of the 57 houses at Stanbury House.
39. Phase 1 of the proposed SANG would have a 2km catchment and this would increase to 4km once phase 2 was implemented. Thus, the first phase of the proposed SANG would be capable of mitigating development in Spencers Wood and Three Mile Cross and the second phase would expand the catchment area to include Shinfield, Swallowfield and Riseley.
40. The contribution towards conserving sites of European Sites could in itself lend support to the proposal and it could also assist in delivering the Council's spatial strategy.

#### SANG design quality standards

41. The Thames Basin Heaths Delivery Framework establishes design quality standards for SANGs and these are outlined by Natural England. Natural England have raised no objection to this proposal. The proposal would not necessarily need to fulfil the requirements of a SANG to comply with Development Plan Policy on the use of land in the Countryside for recreational purposes but it would need to do so before it could be relied upon to mitigate the impact of residential development upon the SPA. Since the application is specifically for the use of the land as a SANG it is appropriate to ensure that it meets the relevant design quality standards. The Green Infrastructure team have indicated that some minor changes are required to the landscaping proposed in order for the proposal to meet the required standard (for example the use of more appropriate materials for the bridges), while these were not requested at the time of the most recent permission, the applicant has agreed to provide these minor amendments and these additional details can be secured by condition.

#### Mechanism for securing the SANG in perpetuity and for allocation of capacity

42. To fulfil the requirements of a SANG the use of the site would need to be secured in perpetuity. To achieve this it is proposed that the freehold of the land would be transferred to the Council (in two phases) together with a commuted sum for future maintenance: £686008 for the first phase and a further £686006 for the second phase (£1,372,016 in total). This would be secured by S106 agreement.
43. The applicant reasonably expects to benefit from providing the proposed facility and, while it is not a planning matter, it is necessary to understand the mechanism for this and for allocation of capacity within the SANG. It is proposed that, following the transfer of the freehold of the land to the Council, the Council would lease the site back to the applicant for use as a SANG. The lease would secure public access for the intended use and also access for maintenance.
44. When a third party developer wishes to rely on the SANG to avoid residential development having an impact upon the Special Protection Area they would

negotiate a price directly with the applicant and exercise their option to acquire SANG capacity simultaneously to completing the S106 agreement.

45. Thus, the Council would be in a position to monitor the residual capacity of the SANG but would avoid the need to be involved in the negotiation between the applicant and third party developers.

46. The S106 Agreement that was secured in connection with F/2011/2106 and 161920 is being updated so that it can be completed in respect of this current application in the event that the committee is minded to approve this scheme.

#### **CONCLUSION**

The proposal does not conflict with any Development Plan policy and is recommended for **Approval** subject to the recommended conditions and the completion of the S106 Agreement to secure the SANG and its maintenance in perpetuity.

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