

Agenda Item 62.

Application Number	Expiry Date	Parish	Ward
191949	EXT	Wokingham	Emmbrook

Applicant	Bovis Homes
Site Address	Land at Matthewsgreen Farm, Matthewsgreen Road, Wokingham, RG41 1JX
Proposal	Application for approval of reserved matters pursuant to outline planning permission ref. O/2014/2242 for a revised layout and design of part of Phase 4, comprising an additional 26 dwellings (to the 248 approved under reserved matters applications 172751 and 181888); the erection of 33 dwellings within Phase 4d and 81 dwellings within Phase 5, together with associated amenity spaces, garages, parking, internal roads, pathways, drainage and associated landscaping. (Appearance, Landscaping, Layout and Scale to be considered).
Type	Reserved Matters
PS Category	1
Officer	Sophie Morris
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on 16/12/2019
REPORT PREPARED BY	Assistant Director – Place Based Services

SUMMARY

The application site forms part of the overall Matthewsgreen Farm development site, which comprises approximately 34 hectares in total and situated around 2km to the northwest of Wokingham town centre and south of the A329 (M). The application site sits within the development Plan allocated North Wokingham Strategic Development Location (SDL).

The principle of the development was established through the granting of Outline planning permission in March 2015 (O/2014/2242) for approximately 760 dwellings, a primary school, a neighbourhood centre, community facilities, a section of the Northern Distributor Road and associated works including open space. At the time it determined the planning application, WBC accepted and established the principle and quantum of development on the site. WBC has already approved Reserved Matters for 597 dwellings (phases 1, 2a, 2b, the majority of phases 3 and 4) and for the Northern Distributor Road (NDR) running through the site. Reserved matters have also been approved for the primary school and community centre. There is also a committee resolution to approve the reserved matters for the local centre pending the completion of a Deed of Variation relating to the tenure of the residential units.

This application seeks reserved matters approval in relation to Phases 4 and 5 of the site, and involves a replan of part of the already approved Phase 4 area (resulting in an additional 26 units in Phase 4), together with the provision of 33 units located on land which was originally proposed for 60 units of extra care (Phase 4d) and 81 units in Phase 5.

The application seeks reserved matters approval in respect of appearance, design, layout, and landscaping.

The submitted proposals are considered compatible with the design and appearance of the wider development area, and in accordance with the general parameters set out under the outline permission and the Council's adopted policies and guidance in terms of scale, design and appearance. The development would provide high quality development with appropriate levels of parking and amenity for future occupiers.

This proposal forms part of a wider sustainable development that offers public benefit in that it helps meet the needs of the community and delivers on Wokingham's development aspirations for the North Wokingham SDL. The application will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers are therefore recommending the application for approval, subject to the conditions listed and to the completion of a Deed of Variation relating to the provision of an increased level of on-site affordable housing across the site.

PLANNING STATUS

- Within North Wokingham Strategic Development Area
- 7KM Thames Basin Heath SPA
- Archaeological Interest
- Flood Zone 1
- Minerals Consultation Zone
- Contaminated Land Zone
- Ground Water Protection Zone
- Landfill Gas Protection Zone
- Minerals Consultation Zone

RECOMMENDATION

That the committee authorise the GRANT OF Reserved Matters subject to the following:

A. Completion of a Deed of Variation of the original agreement of 2 April 2015 (as subsequently varied) relating to the following:

- Increase in the on-site affordable housing provision from 22% to 25%;
- Amendment to the associated affordable housing commuted sum in accordance with the increase in the on-site affordable housing provision;
- Amendment to the site-wide affordable housing mix/split in accordance with the increase in on site affordable housing provision;
- Incorporate the above matters into one Deed of Variation which also includes the matters as set out in the recommendation of the Local Centre reserved matters application 191024, as per the Planning Committee resolution of the 14th August 2019.

B. Conditions and Informatives:

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

Plan numbers being finalised to be included on Members Update

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

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

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

4. Prior to first occupation of the residential units, details of an electric vehicle charging strategy shall be submitted to the Council for written approval. The details as approved shall be installed prior to first occupation, and shall be maintained thereafter, unless otherwise agreed in writing with the Council.

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

Sustainability

5. The water butts as referred to in paragraph 4.5.5 in the submitted design statement (Ref 1331.DS), shall be provided prior to the occupation of the relevant dwelling.

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

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

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

Informatives:

1. This permission should be read in conjunction with the outline planning permission and associated original Section 106 legal agreement and subsequent S106 agreement dated 15/08/2018.
2. You are informed that this permission here relates only to the Reserved Matters submitted pursuant to condition 2 of the Outline Permission. It does not convey any written approval from the Local Planning Authority as may be required for any other of the conditions of the outline permission; details for which shall need to be submitted separately to and approved in writing by the Local Planning Authority.
3. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
4. The applicant is informed that parking will need to be restricted along the main routes (Northern Distributor Road and bus route) and on turning heads.
5. Work on Highway - The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
6. Mud on Road - Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
7. Highway Adoption - If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been

approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

8. Highway Management - Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
9. Utilities - Any works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
10. Noise - The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

PLANNING HISTORY		
Application Number	Proposal	Decision
O/2014/2242	Outline application for a phased development of up to 760 dwellings including 60 units of assisted living homes / older person accommodation a local centre (including retail) a primary school community facilities and associated areas of open space and drainage/attenuation parking etc. Accesses from Twyford Road, Matthewsgreen Road and Toutley Road (Matters reserved – layout, landscaping, scale, appearance)	Approved March 2015
F/2014/1216	Old Forest Road SANG	Approved September 2014
150093	Reserved Matters for Phase 1 (100 units)	Approved Oct 2015
152649	Reserved Matters for NDR	Approved March 2016
160765	Reserved Matters for Phase 2a (82 units)	Approved July 2016

162140	Reserved Matters for Phase 2b (73 dwellings)	Approved November 2016
170618	Reserved Matters for Phase 3 (74 dwellings)	Approved July 2017
162431	Development Brief for school and community facility	Approved April 2017
172766	Submission of details for Road 24	Approved October 2018
172331	Reserved Matters for Primary School, Nursery and Community Centre	Approved 14/02/2018
172751	Reserved Matters for Phase 4 (243 dwellings)	Approved 15/08/2018
181888	Reserved Matters incorporating a revised layout and replan for part of Phase 4 comprising an additional 5 units (to the 243 approved under 172751) and 8 dwellings in Phase 5	Approved 11/12/18
182385	Development brief for the Local Centre	Approved 14/02/19
190198	West of Old Forest Road section of NDR	Approved 09/05/19
191026	Reserved matters for 4 units in Phase 1b	Approved 11/07/19
191232	Reserved matters for 9 units in Phase 4	Approved 23/07/19
191024	Reserved matters for the local centre including 16 residential units	Committee resolution to approve subject to completion of a S106 Deed of Variation 14/08/19

SUMMARY INFORMATION	
Site Area	13.2ha
Proposed units	140 new dwellings (resulting in 405 in total across Phases 4 & 5)
Proposed density - dwellings/hectare	31 dph (across Ph 4&5)
Number of affordable units proposed	27 (resulting in 110 in total in Ph4)
Previous land use	Agriculture
Proposed Public Open Space	1.2ha
Proposed parking spaces	863 (across Ph4 & 5)

CONSULTATION RESPONSES	
South East Water	No comments received
Thames Water	TW have been unable to determine the waste water infrastructure needs of the proposal. Conditions recommended.
Crime Prevention Design Officer	No comments received
National Grid	Response from Linesearch advise that Fulcrum Pipelines and SGN have pipelines in the vicinity of the site

Fulcrum Pipelines Limited	Details provided of Fulcrum pipelines located in the vicinity of the site
SSE Power Distribution	No comments received
Berkshire Fire and Rescue	No comments received
Southern Gas Networks	Details provided of SGN owned pipes in the vicinity of the site and standing advice provided
WBC Biodiversity	No comments received
WBC Drainage	No objection subject to further details being submitted for approval through the drainage conditions submission
WBC Highways	No objection
WBC Tree & Landscape	No objection subject to further landscaping details being submitted for approval through the outline landscaping conditions
WBC Education	No comments received
WBC Public Rights of Way	No objection

REPRESENTATIONS

The below comments are those received following the initial application consultation. Officer responses are provided at the end of the comments summarised below and addressed in detail later in the report:

Town/Parish Council: Objects to the proposal on the following grounds:

- Additional road exit is unnecessary and could result in road safety issues (*Officer comment:- this aspect of the application has been removed and the additional access is no longer proposed*)

A further comment made by the Town Council was that they would like to see more emphasis on alternative energy sources within the development such as solar panels and grey water solutions such as collecting rainwater for re-use. (*Officer comment: - details relating to sustainability measures will be secured through submissions made under outline condition 45. Water butts are proposed and condition 4 requires their provision. Other measures are also included in the building design to improve energy efficiency and reduce energy consumption*)

Local Members: No comments received

Emmbrook Residents Association: Object to the scheme for the following reasons:

- The proposal would result in development along this section of the Queens Road consisting entirely of 6, three storey blocks of flats; to the south of this would be four further blocks with space between them taken up by parking courts and driveways, with minimal soft landscaping; considered that this area would take on the character of a flatted development ghetto reminiscent of the worst examples of 1970's/80's developments;
- Blocks along the Queens Road would be positioned as close to the road as possible, in contrast to the houses they replace which were separated from the road by a verge and a driveway –this contrasts with the development on the northern side of Queens Road which consists of the local centre and the primary school. The three storey height of the local centre is balanced by the three storey block opposite to it (approved in application 191232) but the same cannot be said for the remaining five blocks opposite the school which has a far less intrusive

profile as it is only two storeys high, sits lower than the road due to the contours of the land, and is also positioned well back from the road.

- No valid planning reason has been provided for the intensification of flatted development;
- Comments above demonstrate that the proposal represents an overdevelopment that fails to conform to the National Planning Policy Framework requirement to always seek to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings – a requirement that is also repeated in WBCs Core Strategy.
- If the Planning Authority is minded to approve the application, an external noise assessment must be carried out in order to comply with Condition 51 of the outline application.

(Officer comment: -Refer to paras 27-41. The design of apartment blocks have been amended since the original submission, and are now considered acceptable. A noise assessment report is required to be submitted in accordance with Outline Condition 51, and should detail suitable mitigation measures as necessary)

Neighbours: Consultation letters were sent to over 600 neighbouring properties. Five letters of objection were received in response, the contents of which are summarised as follows *(officer comments in brackets)*:

- In light of the new developments in the area and as a result adding more congestion traffic to the commute road from Reading Road (Old Forest Rd Toutley Rd), please advise how this is going to be rectified. I don't think Old Forest Rd & Toutley road has enough capacity to cover this additional number of road users, as a result of these new development; *(Officer comment: The principle of the development is already established through the granting of the outline planning permission where such matters were assessed and mitigation measures secured)*

- The proposal is different to what was originally planned – another entrance doesn't make sense and will affect traffic on Matthewsgreen Road; *(Officer comment:- the additional access has been removed from the proposal)*
- Disappointing to see no solar panels in sight;
- It is disappointing that the shops have been replaced by flats. This is important for residents locally and having these facilities will reduce the traffic in Wokingham by reducing cars on the road. The development is vast and needs shops. *(Officer comment:- the proposal does not include the replacement of any shops – the local centre containing the retail units to serve the development will be located on the north side of the NDR, the reserved matters for which has a committee resolution to be approved (ref: 191024), and is pending the completion of a Deed of Variation relating to affordable housing)*

Following amendments to the scheme being carried out, the nature of which related to amendments to the design of the apartment blocks along the NDR and changes to the layout of Phase 5, including the removal of the proposed access onto Matthewsgreen Road, further consultations were sent out to respondents who had initially objected/commented on the scheme, as well as to local members.

One response has been received from the Emmbrook Residents Association, advising that their original objection still stands. Their response is summarised as follows:-

- Removal of the bin/cycle stores from the sides of the blocks has opened up the gaps between the blocks, but the view along this side of Queen's Road will still be dominated by the scale and massing of the blocks;

- Small increase in the set back from the road of three of the blocks is insignificant – will have little impact on the dominance of built form nor on improvement in privacy and amenity of the ground floor occupants;
- Relocation of the bin/bicycle stores reduces area for landscaping in the centre of the flatted development;
- Revisions offer no real improvement on the original submission and the application should be refused.

(Officer comment: - Refer to paras 27-41. Officers consider that the amendments to the original submission are acceptable.)

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
		National Design Guide
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP13	Town Centres and Shopping
	CP20	North Wokingham Strategic Development Location
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space standards

	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
		Appendix 2 – Parking Standards
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards
		North Wokingham Strategic Development Location SPD adopted October 2011.
		Infrastructure Delivery and Contributions SPD for the Strategic Development Locations adopted October 2011.
		Affordable Housing SPD adopted June 2011.
		Sustainable Design and Construction SPD adopted 2010.

PLANNING ISSUES

Application Site

1. The application site forms part of the Matthewsgreen Farm development site, which is itself part of a larger area designated under the Wokingham Borough Core Strategy as the North Wokingham Strategic Development Location (SDL). The Matthewsgreen Farm site comprises approximately 34 hectares in total and is situated approximately 2km to the northwest of Wokingham town centre and south of the A329(M). The site is bounded to the south by Matthewsgreen Road, by Toutley Road to the west, by Twyford Road to the east, and by the Ashridge Stream watercourse to the north.
2. The site previously comprised mainly agricultural land, consisting of open fields, ditches, hedgerows and a mixture of trees in terms of age and type. There is also a small existing commercial operation located towards the southern boundary along Matthewsgreen Road.
3. Outline planning permission for the phased delivery of the Matthewsgreen Farm development (for approximately 760 dwellings and associated infrastructure) was granted in 2015 under application O/2014/2242. Reserved matters planning approval has subsequently been granted for phases 1, 2a, 2b, part of phase 3, the majority of Phase 4, 8 units in Phase 5 and for the NDR. Reserved matters approval has also been granted for the primary school and community centre. There is also a committee resolution to approve the reserved matters for the local centre pending the completion of a Deed of Variation relating to the introduction

of the tenure of affordable rent within the S106 tenure mix. This agreement is currently being progressed by the relevant parties.

4. Development is progressing apace and Phases 1 and 2a are complete with occupations on both phases. Phases 2b, 3 and 4 are currently under construction. The development is also served by a SANG provided to the northern side of Old Forest Road which was granted full planning permission in 2014 and is open to the public.
5. Phase 4 of the development is located on the southern side of the NDR, occupying the area located between the NDR and the Public Right of Way (PRoW) which separates Phase 1a from Phase 4. The Phase 4 area also extends to the east along Matthewsgreen Road, from the end of the PRoW up to the point where there is a vehicular access into this part of the development. The area to the east of the access forms Phase 5, which continues along Matthewsgreen Road to its junction with Milton Road and Twyford Road, and then extends up along the eastern boundary of this part of the site along Twyford Road, where it joins with the eastern section of Phase 4.
6. The majority of the layout of Phase 4 has already been approved through reserved matters submissions which were approved in August 2018 (ref: 172751) and December 2018 (ref: 181888) respectively. Eight dwellings within Phase 5 were also approved under the reserved matters application 181888.

Principle of development

7. The principle of development has been established by outline planning permission ref: O/2014/2242. The outline permission was subject to an Infrastructure Delivery Plan and S106 legal agreement, which secured the coordinated delivery of the infrastructure necessary to support the SDL wide development. This included requirements for on-site provision (affordable housing, the NDR, the primary school, the community centre, the local centre and the open spaces) together with contributions towards off-site infrastructure and services such as roads, education, sports facilities and health services. The Old Forest Road SANG, approved under application F/2014/1216, is now open and has been constructed to serve the recreation requirements of the development and thus mitigate its impact upon the Thames Basin Special Protection Area.
8. Whilst detailed matters of layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning permission establishes the broad parameters within which those matters need to be worked up in detail for the purposes of the Reserved Matters application submissions. It is important to note however that the parameter plans do not absolutely 'fix' matters of detailed design and that deviations from those plans may be accepted under the Reserved Matters applications where the deviations do not substantially alter the original planning permission approved and where the impacts do not result in significant harm to the local area.

Application Proposals

9. This application seeks reserved matters approval in relation to Phases 4 and 5 of the site, and involves a redesign of part of the already approved Phase 4 area (resulting in an additional 26 units in Phase 4), together with the provision of 33 units located on land which was originally proposed at the outline stage for 60 units of extra care (Phase 4d) and 81 units in Phase 5.
10. The previously approved reserved matters applications for Phase 4 did not include proposals for the area which was proposed at the outline application stage as land for a 60 unit apartment block of extra care (affordable) units. However the Council no longer have an identified need for such provision on this site. The S106 agreement contained two options in respect of the on-site affordable housing provision, in order to respond to either situation occurring, and in the event that WBC did not require the 60 units, the S106 onsite affordable housing provision is required to be 22% across the whole Matthewsgreen development (with a contribution in lieu of the further 13% required to meet the policy compliant provision of 35%).
11. This application however, proposes to increase the current agreed level of affordable housing provision on site from 22% to 25% (equivalent to an additional 25 onsite affordable dwellings to those approved at the outline stage). The increase in such provision would be met within three of the four apartment blocks which are proposed on the land originally safeguarded for the units of extra care. This element of the proposal is discussed later in the report.
12. In response to market trends and the redesign of the layout, the application also proposes to substitute a part of the already approved Phase 4 area which contained 12 dwellings, with four apartment blocks, and in association with this, the current approved central open space positioned to the south of these blocks would be enlarged. Other minor changes over part of the site are also proposed such as some house type substitutions, and the removal of some car ports.
13. The remainder of Phase 5 is also included within this RM application, comprising 81 dwellings. If approved, this would take the number of approved dwellings in Phase 5 to 89, as 8 of the Phase 5 dwellings have already been approved under RM 181888. The submitted layout initially proposed an access to 5 properties in the Phase 5 area from Matthewsgreen Road. However, in response to concerns relating to the general layout in this area and its impact upon the existing hedgerow and TPO trees along Matthewsgreen Road, this aspect of the proposal has been removed from the scheme. The amended layout for Phase 5 is now considered acceptable.
14. The proposals within this application, if approved, would result in a total of 405 dwellings approved across Phases 4 and 5, reflecting a density of approximately 31 dph. This would be made up of a variety of housing typologies including terraces, semi-detached and detached houses, and three storey apartment buildings, located within the site and along Queens Road (NDR). The Phase 4 area of the development would deliver 110 affordable dwellings on site. The buildings would range from 1 to 3 storeys with two storey buildings located along the eastern and southern edges of the development site. The 3 storey apartment blocks are all located within the Phase 4 area, and would be located to address

the southern side of the NDR, and four further blocks would be set within the site, located to the rear of the blocks facing the NDR. The total number of units approved across the whole site would rise to 753 as a result of this application. This aspect of the proposal is discussed later on.

15. The affordable housing across Phase 4 would be located within apartment blocks (two of which are already approved under previous RM applications), and within three new proposed blocks located on the area of the site which may have otherwise housed the 60 units of extra care. Further affordable dwellings are located within four other areas of housing within the site (all of which are already approved under previous reserved matters applications). Car parking strategies use both on plot and on street parking provisions along with parking courts. This is addressed later in the report. Officers consider that the overall layout works with the contours of the land and accommodates the drainage requirements of the site and reflects the wider site layout.
16. Following officer comments on the design and layout, the proposal has been amended since the initial submission. The changes relate to the design of the apartment blocks within Phase 4 which would front onto the southern side of the NDR. The original submission included 5 blocks reflecting the same elevation design as Block A, which was approved as a stand-alone application in July (ref: 191232). However, whilst that block was considered acceptable on its own merits, officers advised the applicant that due to the extent of frontage along the road that the buildings would occupy, the design of the further apartment blocks along the NDR needed refining in order to break up the horizontal emphasis and provide greater variety along the street scene. WBC Trees and Landscaping officer had also commented that better provision for landscaping in between the blocks needed to be provided.
17. The applicant has therefore revised the proposals to address the concerns raised, and the overall design is now considered acceptable. Further detail in relation to this is provided in the relevant sections of the report below.
18. Further amendments to the scheme relate to the layout of Phase 5, whereby an additional access onto Matthewsgreen Road was originally proposed to serve 5 properties within Phase 5. However, due to issues concerning the safeguarding of the root protection area of a TPO tree located on the southern boundary, along with concerns relating to the extent of hedgerow that would be required to be removed to accommodate the access, this element of the proposal has been removed in conjunction with a revised layout for Phase, which is now considered acceptable.
19. In accordance with Condition 2 of the outline permission, this RMA seeks approval in relation to appearance, landscape, layout and scale.

Reserved Matters - Detailed Design

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

Layout

21. The already approved overall Phase 4 layout would not alter significantly as a result of the current proposals. The approved primary access roads into the site from Queens Road and Matthewsgreen Road and the majority of the internal Phase 4 road layout would remain as already approved, with secondary access roads radiating from the main internal routes to serve clusters of buildings. The routes within the site will have a clear hierarchy and are designed to be legible and in accordance with Manual for Streets. Pedestrian permeability through the site is considered acceptable. The original S106 agreement required the provision of a pedestrian/cycle link along the east side of the site to connect with a Toucan crossing which will be positioned on Twyford Road and access into Cantley. As the crossing is expected to be delivered in the forthcoming months, a condition was imposed on the previous Phase 4 application requiring details of a temporary footpath link to be installed until such time that the permanent provision can be provided. These details have been submitted (ref: 193035) and are currently being considered. It is expected that the temporary footpath link will be provided in conjunction with the installation of the Toucan crossing on Twyford Road. The proposed Phase 5 layout includes details of the permanent ped/cycle link, and this would therefore be provided as part of the Phase 5 build programme.
22. The main change to the layout when compared to what is already approved relates to the area to the north of the central landscaped public open space which was approved under RM application 172751 as a block comprising 12 houses. This proposal seeks to replace these with four apartment blocks comprising 36 flats in total (an additional 24 units to what is currently approved). Two further dwellings to what is currently approved within Phase 4 would be achieved within the housing cluster areas where minor changes are proposed under this application by the replacement of two detached dwellings with semi-detached properties.
23. In conjunction with the proposal to locate apartment blocks in the area which was previously approved with houses, the central open space area to the south of this area would be extended, with this being achieved by replacing a section of an internal access road (previously approved) with an extended landscaped open space. This would help to provide a softer landscaped setting for the apartment blocks.
24. Access to the parking areas to the rear of the four apartment blocks located where the units of extra care would have been sited would be via the already approved Phase 4 internal road layout. The proposed Phase 5 layout extends out to the east from two access points off one of the Phase 4 internal roads, with houses lining further secondary internal roads and cul-de-sacs. Following the removal of the proposed access onto Matthewsgreen Road into the southern part of Phase 5, all of the dwellings within Phase 5 would now be accessed solely via the internal road layout. Parking areas will be softened with landscaping.

25. The amendment to the original layout involving the removal of the access onto Matthewsgreen Road has resulted in an area of public open space in Phase 5 being split into two smaller areas. One of these would remain in the originally proposed location, and the second area of open space would now be located on the southern boundary of the site.

26. This arrangement is considered to have resolved a number of issues with the original proposed layout, namely the protection of the root protection areas of the TPO trees on the southern boundary of the site, but also the hedgerow along Matthewsgreen Road. As discussed later in the report, the landscape strategy for this application proposes a 15m landscaped buffer along the eastern boundary, and with the amendment to the Phase 5 layout, this strategy has been extended along the relevant part of the southern boundary of the site. Following the above changes to the scheme, the proposed layout is now therefore considered to be acceptable.

Scale

27. The scale of development broadly follows the parameter plans that were considered and approved under the outline planning permission. The houses within the development are either 2 or 2 ½ storeys in height while the apartment blocks are three storeys.

28. An indicative heights parameter plan was submitted at the outline planning application stage which indicated heights of up to 3 storeys being located along the south side of the NDR (within the Phase 4 area). The current proposals would result in the majority of the frontage along this section of the southern side of the NDR consisting of three storey development in line with the outline indicative heights parameters plan. However, there would also be two sections of smaller scale 2 and 2 ½ storey houses.

29. These reserved matters proposals include five three storey apartment blocks occupying the extent of NDR frontage between the end of the housing clusters fronting the NDR and Block A, which will be positioned next to the large area of public open space at the western side of Phase 4. The blocks would be broken up by spaces in between them, allowing for the provision of trees and soft landscaping. The overall design of these blocks has been amended since the initial submission, whereby the windows at third floor level have been incorporated into the eaves of the roofs, in order to improve their appearance and help reduce their perceived scale.

30. The fenestration detailing has also been amended, as the original submission included 5 blocks reflecting the same elevation design as Block A, which was approved as a stand-alone application in July (ref: 191232). However, whilst that block was considered acceptable on its own merits, officers advised the applicant that due to the extent of frontage along the road that the buildings would occupy, the design of the further apartment blocks along the NDR needed refining in order to break up the horizontal emphasis and provide greater variety along the street scene. The positioning of the bin and cycle stores serving the apartment blocks have, where possible, been relocated to the rear of the buildings which has resulted in larger spaces being achieved between these buildings. As

discussed later in the report, such changes to the design of the blocks are considered acceptable.

31. The design changes to the apartment blocks fronting the NDR have also been incorporated in the design of the two blocks which would address the central open space area located within the site, and it is considered that this will result in an improvement to how they appear in the context of the adjacent houses set further within the Phase 4 area.
32. The letter of objection from the Emmbrook Resident's Association (ERA) refers to the extent of the three storey blocks along the NDR, and their contrast with the 2 storey school building which will be positioned on the northern side of the NDR and set further back from the road frontage. Whilst it is acknowledged that the apartment blocks will be located closer to the NDR than the school building and will be slightly taller, the school will be one building with a large footprint comprising a continuous façade, which is therefore more appropriate to be set back from the road frontage in order to be successfully accommodated within the street scene.
33. The revised proposals for the apartment blocks are considered to have addressed concerns relating to the spaces between them, in order that they too can be satisfactorily accommodated along the NDR. Three of them have been set slightly further back from the NDR and there will now be better space for appropriate planting/landscaping both between the buildings and the NDR ped/cycle path. This approach has been used elsewhere through the SDL and other SDL's,
34. The ERA letter also states that there is no justification for the intensification of flatted development on the site. However, there are areas within the wider site which were envisaged at the outline stage to contain 3 storey elements but have not come forward as such. Given the timescales involved in building out large scale sites, the mix and type of units originally proposed will generally change to reflect market trends over the lifetime of the build. Notwithstanding this however, the overall site wide dwelling mix is largely in line with the outline illustrative housing mix for the site, including the number of proposed flats. The scale of development within the southern section of Phase 4 and the whole of Phase 5 would comprise 2 to 2 1/2 storey houses, which is more reflective of the scale and nature of the existing wider adjacent residential area to the south of Matthewsgreen Road and envisaged within the SPD.
35. The proximity of the apartment blocks to the Local Centre and school/community centre are also considered reflective of this area being considered the central core of the development, where the scale/density of buildings would be expected to be higher. Furthermore, it was envisaged that the building comprising the 60 units of extra care would have been one large three storey block predominantly fronting the NDR within Phase 4. It is therefore considered that the proposal for a greater number of smaller blocks is considered an acceptable alternative in this location, particularly as the NDR is a wide avenue and these buildings help to reinforce the design concept that this is the main road through North Wokingham.
36. Taking the above into account, it is therefore considered that the scale of the development proposed is acceptable and generally in line with what was

indicated at the outline application stage. It is, however, acknowledged that the landscaping proposals within the area between and around the flats in particular, will be key to ensuring that they are successfully integrated into their surroundings and wider area. Although a landscape masterplan has been submitted to accompany this application which is considered acceptable, the detailed planting plans will be submitted for approval under the outline conditions.

Design and Appearance

37. The proposals would result in the overall Phase 4/5 areas comprising of a variety of housing typologies including terraces, semi-detached and detached houses, and apartment buildings. As described above, the Phase 4 area contains a number of apartment blocks located at the northern end of the site in proximity to and fronting the NDR, as well as a mixture of houses across the remainder of the site. The majority of the housing area of Phase 4 has already been approved through earlier reserved matters approvals, and this application proposes to substitute a number of the previously proposed dwellings with some new house types. These substitutions do not affect the overall layout, but would result in a greater variety of house design in parts of the site, but whilst remaining compatible with those already approved. Such changes are therefore welcomed in this instance.
38. As referenced earlier in the report, the initial submission proposed five, three storey apartment blocks positioned along part of the southern side of the NDR, all of which had the same facade design as the already approved Block A apartment, which will be located next to the public open space at the western end of Phase 4. However, due to the number of proposed apartment blocks along this section, officers advised that the design of these blocks needed to be refined and improved, in order to reduce their combined overall perceived scale and bulk, and to break up their horizontal emphasis and create a more diverse and interesting street scene. Comments were also made by WBC Trees and Landscaping officer in respect of the lack of space between the buildings for trees and landscaping, due to the presence of the bin/bike stores attached to the buildings.
39. In response, revised proposals for these apartments have been submitted, and two differing designs to the blocks are now proposed. In both cases, the windows at third floor level have been incorporated into the eaves of the roofs, which both reduces the overall perceived height of the buildings, but also adds visual interest/detail to the elevations. The first amended design remains similar to the approved Block A design but with the third floor windows incorporated into the eaves, and now also incorporates greater detailing on the brick sections through the introduction of brick quoin detailing along the edges of the brickwork. This design has also been applied to the two buildings which would address the central open space within the site. The second apartment design provides a better balance between the horizontal and vertical proportions, through the introduction of a gable feature, which through a mix of brick and render finishes, has the effect of breaking down the front elevation into smaller vertical sections. This design also incorporates brick quoin detailing along the edges of the brickwork. Further amendments to the buildings involve the relocation of the bin/bike stores to the rear of the blocks, resulting in better spaces being located between the buildings to accommodate trees and planting.

40. Officers consider that the design changes made to the apartments and alternating these along the NDR, together with the improved spacing between them to allow for planting would now result in an acceptable frontage along this stretch of the NDR, which would be compatible with the character and appearance of their setting and surroundings and would help to enhance the development.
41. The layout of Phase 5 would comprise houses only, with a mix of small rows of terraced properties, semi-detached and detached properties. This is considered to be an acceptable design response to its edge of development location, and reflective of the scale and character of the closest existing residential properties along Matthewsgreen Road. The design and appearance of the dwellings are also considered acceptable, and would be predominantly brick finished, with the use of render in small areas to break up the house facades in some instances. The overall dwelling designs are considered compatible with the existing area and the similar house styles proposed within Phase 4.

Affordable Housing, Dwelling Mix and Standard of Accommodation

Affordable Housing

42. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The affordable housing delivery requirements of the development were established at the time of the outline planning permission which requires an overall 35% affordable provision, with this being achieved by either a 22% provision on site and a commuted sum towards off-site provision (in the event that the Council did not require 60 units of extra care housing), or a 30% provision on site and a lesser commuted sum towards off-site provision in the event that the extra care units were required.
43. As referred to earlier in the report, after the outline permission was granted, and in accordance with the requirements of the S106, WBC confirmed to the applicant that the 60 units of extra care would be required. However, given the time that has elapsed, that position subsequently changed and the Council no longer have an identified need for such provision on this site. As such, the current S106 onsite affordable housing provision is required to be 22% across the whole Matthewsgreen development (with a contribution in lieu for off-site provision of the further 13%). The current level of on-site affordable housing provision approved through the reserved matters to date stands at 24% (144 affordable units out of 597 site wide units approved so far). This will rise to 26% (160 out of 613 units) once the Reserved Matters approval for the Local Centre is issued.
44. Following the change in circumstances with regards to WBC no longer requiring the 60 units of extra care on site, discussions have also taken place with the applicant regarding increasing the current agreed level of on-site affordable housing from 22% to 25% (an additional 25 on-site affordable units). This application includes the proposal to house the additional 25 dwellings as units of shared ownership within apartment blocks located on the land where the 60 units of extra care was originally proposed.

45. The existing S106 agreement secured a 70/30 split between social rented units and shared ownership and the level of social rented units approved to date through the reserved matters approval stands at 57% (95 units) out of the overall current required affordable housing provision of 168 units. WBC Housing Consultations group have advised that as part of any agreement relating to an increased on site affordable housing provision, they would not wish to see the level of social rented units on site fall below 50%. The reserved matters proposal for the local centre introduced the tenure of affordable rent for the units located above the local centre, in agreement with WBC Housing Consultations group. This was in the knowledge that there would also be a forthcoming proposal to increase the level of on site affordable housing. With both the introduction of affordable rent, and the increased onsite provision of shared ownership units, the social rented provision across the site would not fall below 50%, and the revised tenure mix/split, would be as follows:-

Tenure	Number of affordable dwellings	% provision
Social Rent	99	51.3
Affordable Rent	16 (local centre)	8.3
Shared Ownership	78	40.4
Total	193	100%

46. Whilst the overall social rented percentage provision would reduce from the originally agreed S106, it is considered that this would not outweigh the benefit of increasing the level of on-site affordable housing as well as the range of affordable housing tenure available across the site. The affordable housing element associated with this reserved matters application is therefore considered acceptable.

47. Associated changes to the original S106 including changes to the overall affordable housing mix/split and the resulting affordable housing contribution in lieu of the remaining 10% provision are required to be secured through an associated Deed of Variation to the currently agreed S106. These changes and the changes required in association with the local centre application, which will provide 16 affordable rented apartments, are being dealt with through one single Deed of Variation, and the recommendation on this application therefore reflects this.

48. The current proposals would result in the overall Phase 4/5 dwelling mix as follows:-

Dwelling Mix

Phase 4/5 Totals	Market	Affordable	Total
1 bed flat		9	9
2 bed flat	51	44	95
2 bed house	35	37	72
3 bed house	153	17	170
4 bed house	54	3	57
5 bed house	2		2

Totals	295	110 (27%)	405
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49. Across the whole of the Matthewsgreen site, the updated overall dwelling mix taking into account the application proposals would be as below:-

Site Wide	Market	Affordable	Total
1 bed flat	12	27	39
2 bed flat	84	76	160
2 bed house	35	53	88
3 bed house	265	27	292
4 bed + house	170	4	174
Totals	566	187 (25%)	753

50. As referred to earlier in the report, the resulting dwelling mix when taking these proposals into account are not dissimilar to the Outline Illustrative Housing mix where it was envisaged that there would be around 226 flats, 115x 2bed houses, 242x 3bed houses and 179x 4+bed houses.

51. As indicated in the above table, the approval of this reserved matters proposal would take the total number of units approved across the site to 753. The remaining reserved matters to come forward for the whole site would be the residual 19 units which were taken out of the Phase 3 reserved matters application (170918). The applicant was required to do so at the time of their submission, in order to ensure that enough land was safeguarded for the local centre provision. Therefore, on the assumption that the residual Phase 3 application will be for 19 units, the number of proposed units could rise to 772 dwellings from the 760. It should be noted that the outline planning application described the proposal as being for 'approximately 760' dwellings, and the indicative housing mix submitted with the application reflected 762 dwellings. However, at the time of the outline, no detailed design work had been undertaken across the site to determine the exact number of units that would be possible. Since this, it has been demonstrated that additional units could be accommodated on the site and the scheme would remain compliant with adopted policy.

52. Officers therefore consider that should the residual proposal for 19 units be considered acceptable in all other respects, the total of 772 units across the site would reasonably sit with the permissible number of dwellings under the outline permission and importantly would still meet the Council's adopted policies and guidance. The Deed of Variation associated with the proposed increase in the onsite affordable housing provision and adjusted commuted sum would therefore be based on this figure.

Borough Design and Space Standards

53. All of the dwellings are designed to National Space Standards. In addition, the dwellings are required to be constructed to achieve appropriate internal ambient noise levels which will be assessed under a separate conditions application pursuant to condition 51 of the outline consent.

54. The Borough Design Guide sets a minimum garden depth of 11m. The proposed layout complies with these requirements with all houses meeting or exceeding

the minimum threshold with the exception of 6 units (4 within Phase 4, and 2 within Phase 5). However the overall size and usability of these gardens are still considered to be acceptable when their width and overall layout is taken into consideration. These shortfalls are therefore not considered to be so significant to warrant the refusal of the application for this reason.

55. Furthermore, the units are private and therefore buyers have the choice of purchase or not. In addition, permitted development rights of the properties have been removed by condition 7 of the outline permission so as to restrict unacceptable encroachment into these important garden spaces. It should also be noted that on large scale sites, it is very difficult to achieve total compliance due to all the competing aims of design standards and therefore where appropriate to do so, a small reduction can sometimes be accommodated as in this instance.
56. All of the flats within the apartment blocks have balconies which are large enough to accommodate a small table and chairs, which will offer private amenity space to these residents, and units located at ground level will have a designated area of defensible space. There is also adequate public open space provided locally within the development for the residents' amenity.
57. The Borough Design Guide establishes minimum separation distances of 10m front-to-front across the street, 22m back-to-back and 12m back-to-flank and the proposed layout complies with this guidance.
58. It is therefore considered the development will provide good levels of amenity for future occupants, along with a good mix, balance and quality of dwelling types, tenures and sizes so that a wide range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community. The development is therefore considered to accord with the relevant policies of the development plan in this regard.

Neighbouring Residential Amenity

59. 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.
60. All dwellings on the site are sufficiently distant from all neighbouring properties and have been designed such that they would not introduce unacceptable relationships of overlooking and loss of outlook, daylight, sunlight or privacy. Separation distances to existing dwellings to the south, where the new development would be closest to existing properties, would all achieve separation distances required by the standards set by WBC's Borough Design Guide.
61. Noise, disturbance and inconvenience during the construction period will be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent; which require the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. These

matters do not fall for consideration under this Reserved Matters planning application.

Trees, Landscaping and Open Space

62. The proposals will be set within the wider context of the Phase 4 area, which includes a large area of public open space at the north eastern end of the site, which includes a Locally Equipped Area of Play (LEAP), along with a series of landscaping proposals across the Phase 4/5 areas, including three further areas of open space, and a green corridor along the eastern boundary of the site. This green buffer serves to protect the root protection areas of a number of existing TPO trees along the boundary, and in doing so provides an attractive landscaped edge to this part of the site. Now that the Phase 5 layout has been amended, this green buffer strategy extends around to the southern section of Phase 5, where two further TPO trees are located on the boundary.
63. The detailed landscaping proposals associated with the already approved Phase 4 area have been approved, and upon the approval of this reserved matters application, these will need to be amended to incorporate the additional Phase 4 areas, including the changes proposed in relation to the increased size of the central public open space along with the Phase 5 detailed landscaping proposals. The existing hedgerows located along the east will be retained where possible. It is proposed that a section of existing bramble bushes located along the southern boundary along Matthewsgreen Road will be removed and replanted with native hedgerow planting. Further hedgerow planting will be incorporated within the site proposal where appropriate. As mentioned, these details will be secured through a separate conditions submission of the detailed landscaping proposals pursuant to condition 14 of the outline permission.
64. The landscaped areas within site comprise the open spaces together with the planting proposed for the immediate setting of the housing which will include sections of hedge or blocks of shrubs within front gardens to run parallel with the highway/footway. This will help create a sense of enclosure and creating a green corridor along the access roads. Street trees are also proposed at intervals along the access roads and within the parking courtyards. This approach is considered acceptable as it is important in terms of not only breaking down the hard landscaped appearance of the roads but also in creating a pleasant residential environment for future and existing residents.
65. Following the revisions to the design of the apartment blocks and the Phase 5 layout, WBC Trees and Landscaping Officer has advised that she is happy with the accompanying revised Landscape Masterplan for the proposals. Detailed landscaping submissions will be required to be submitted for approval under the Outline landscaping details condition 14.
66. The proposed landscaping, garden spaces and general open space within the site, together with the proposed boundary treatments, will act to soften the built environment and would reduce and mitigate the impact of the development upon the landscape. Wherever possible, existing trees and hedgerows are to be retained as integral features of the development and extensive additional tree/hedge planting is proposed. The landscaping provisions are considered to add significant quality to the residential environment.

67. The protection of existing trees and hedgerows within and adjacent to the site is covered by condition 16 on the outline which requires the submission of an Arboricultural Works scheme. Whilst an Arboricultural Method Statement has been submitted in support of the application, this will need to be formally agreed through a separate conditions application.

68. It is considered that the overall landscaping proposals will ensure an appropriate setting for the development both visually, but also in terms of the residential amenities of future occupiers. Detail such as boundary treatments, which also play an important part to the overall setting and appearance of a new development, will also be considered under a separate outline conditions application.

Ecology and Biodiversity

69. 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.

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

Transport, Highways and Parking

71. The proposals are in accordance with the Council's adopted design and parking standards. Primary vehicular access into the site will be taken from the NDR and Matthewsgreen Road and further within the site, secondary access roads will radiate from the main internal routes to serve clusters of buildings. As previously mentioned, the internal road layout within the Phase 4 area does not significantly differ from the already approved layout. The routes within the site will have a clear hierarchy and are designed in accordance with Manual for Streets.

72. The layout is considered to connect well with the PROW running along the western boundary of Phase 4 (which in itself provides a good connection with the SANG), and a footpath continues from the end of the PROW and along the southern boundary of the Phase 4 site and continues along into Phase 5. Permeability through Phase 5 to the location of the Toucan crossing on Twyford Road is now improved as a result of the amended layout, and there will also be a footpath link to the location of a new bus stop on Matthewsgreen Road.

73. It is proposed that the majority of the roads and footpaths within Phases 4 and 5 will be adopted by WBC. Details to ensure their construction is to an adoptable standard will need to be submitted and approved by WBC pursuant to condition 31 of the outline planning application. The majority of the already approved Phase 4 layout has technical approval, and a Section 38 agreement is in the process of being completed for that Phase. In the event that the current

RM application is approved, updated details will need to be submitted for approval, in order to reflect the changes within the Phase 4 area, along with such details for Phase 5.

Parking

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

Type	No. spaces	Ratio (405 dwellings)
1. Allocated (including car ports excluding garages)	643	1.6
2. Unallocated	93	0.2
3. Visitor	82	0.2
Total Allocated + Unallocated + Visitor	818	2
4. Garages	90	0.2
Total Allocated + Unallocated + Visitor + 0.5*Garages	863	2.1

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

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

77. In line with our emerging policy on electric vehicle charging points, a condition has been included to provide details of such provision (condition 4).

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

Cycle Parking

79. The Council's standards, as currently set out in MDDL Appendix 2 requires the provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings. For the houses it is proposed that cycle parking is provided on site either within garages or sheds and the apartment blocks will

have integral cycle parking stores. It is considered that all dwellings have been provided with sufficient space for cycle storage / parking in accordance with the above requirements.

Flooding and Drainage

80. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by managing surface water in a sustainable manner. The site is within flood zone 1 which is the lowest level of flood risk.
81. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and an attenuation basin located in the north of the overall site, before being discharged at the greenfield run-off rate. The drainage details submitted in support of this application for the site demonstrate that the drainage strategy for Phase 5 and for the new areas of Phase 4 will connect into the drainage network which has been approved under the previous reserved matters submission. Further detailed information will need to be submitted and formally agreed under a separate conditions application submission pursuant to conditions 38 and 39 of the outline application.
82. Thames Water commented on the application and advised that they were unable to determine the waste water infrastructure needs of the development and therefore recommended conditions in this respect. However, this is a separate matter for which a condition was imposed at the outline stage requiring details of a scheme for the improvement of the existing sewerage system to be submitted for approval (Condition 40). The details were approved in 2016 (ref: 152579) in consultation with Thames Water and the applicant has relevant agreements in place with Thames Water in this regard.
83. However, notwithstanding this, Thames Water will be consulted on the further detailed drainage submissions which will be required to be submitted under outline conditions 38 and 39 upon the approval of this reserved matters.

Land Contamination

84. The site was previously in agricultural use and the initial desk top and field evaluation survey concluded that the site is low risk in terms of land contamination. Should any unexpected contamination be discovered during construction, this will be considered and mitigated pursuant to the requirements of conditions 14 and 15 of the outline permission, and do not need further consideration under this Reserved Matters Planning Application.

Noise

85. Concern has been raised by the Emmbrook Resident's Association with respect to noise impacts to future occupiers. Condition 51 of the outline application requires the submission of mitigation schemes for internal and external noise before commencement of development at each phase so suitable mitigation measures can be agreed at that stage. For example mitigation could include triple glazing along the NDR frontage. However, the requirement of the condition will ensure suitable mitigation measures are implemented where needed.

Sustainable Design and Construction

86. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD DPD policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this.
87. Condition 44 on the outline permission required the development to achieve a minimum code level 4 for Sustainable Homes or the equivalent code at the time of construction. However, the Government has implemented a new approach for the setting of technical standards for new housing. This has rationalised the pre-existing and many differing standards into a simpler, streamlined system. The Government set out its policy on the application of these standards in decision-taking and plan-making in a written Ministerial Statement. The statement withdrew the Code for Sustainable Homes and as such, WBC can no longer apply the requirement to build to Code Levels as a condition to planning permission. However, Part L of Building Regs effectively requires the equivalent energy efficiency as Code Level 4.
88. Condition 45 on the outline requires the submission of details relating to how the development will seek to achieve a minimum reduction of 10% of total energy consumption through either on-site renewable energy generation or fabric first approach. Details submitted under the above condition in this regard for the original Phase 4 reserved matters approval proposed a fabric first strategy being adopted in respect of achieving a reduction in energy consumption, and also included measures such as photovoltaic panels on the flat roof of the apartment block on the NDR. Updated details in this regard will be expected to be submitted for approval in relation to the current proposals pursuant to condition 45. These matters therefore do not need further consideration under this Reserved Matters planning application.
89. The Town Council commented that they would like to see more emphasis on alternative energy sources within the development such as solar panels and grey water solutions such as collecting rainwater for re-use. As referred to above, such sustainability measures will be secured through the conditions submission and it is anticipated that an updated energy strategy will be submitted in accordance with Condition 45. However all new buildings are expected to be energy efficient and reduce their carbon output. This includes a combination of measures, comprising from insulation to reduction in water consumption. In respect of rainwater collection, proposed condition 4 on this application requires the water butts referred to in the applicant's Design and Access statement to be installed prior to occupation.

Impact on Listed Buildings and Heritage

90. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings. There are no designated or undesignated heritage assets within the site. Furthermore, it was established at the outline application stage that the development, subject to the land use distribution and height parameters

approved at that time and brought forward here, would not have a detrimental impact upon the special interest or setting of any neighbouring Listed Buildings and Conservation Areas. There is nothing within the current proposal that would alter that conclusion.

Archaeology

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

The Public Sector Equality Duty (Equality Act 2010)

92. In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

CONCLUSION

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

CONTACT DETAILS

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Enclosures:

- 1) **Site location plan; Coloured Site Layout Plan; Landscape Masterplan**
- 2) **Wokingham Town Council comments**

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