

Agenda Item 134.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
F/2014/2611	24/13	Winnersh	Winnersh	Wokingham Housing Limited application

Applicant Wokingham Housing Limited
Location Land between Grovelands Avenue Workshops **Postcode** RG41 5LD
Grovelands Park Winnersh
Proposal Proposed erection of residential development of 6 no. two bedroom dwellings with associated external works
Type Full
PS Category 7
Officer Cris Lancaster

FOR CONSIDERATION BY Planning Committee on
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The proposal is a full application for the development of site to provide six dwellings with associated external works.

The site is within Winnersh which is identified in Policy CP9 of the adopted Core Strategy as a Major Development Location which is considered to be sustainable in terms of access to services, facilities and public transport.

The 0.2 hectare site is located between a mobile home park and commercial units in Grovelands Avenue. Vehicular and pedestrian access will be via the internal road which serves the mobile home park.

The application has attracted objections, principally in respect of the means of access which passes through the mobile home site. Objectors have indicated that a better access would be via the commercial development on Grovelands Avenue

The proposals are considered to be acceptable in principle. However, the Council's Ecologist has recommended submission of a reptile survey of the site by a suitably trained ecologist (reptile surveys can only ordinarily be undertaken during April-May or September). If reptiles are found to be present on the site then a reptile mitigation strategy will also be required.

In addition, the Council's Highways Officer has requested submission of a drawing showing details of how a refuse vehicle will access the site.

It is therefore recommended that subject to submission of an appropriate reptile survey and a drawing showing access for refuse vehicles and in the absence of any adverse issues arising and appropriate mitigation being secured, planning permission can be granted.

In the event that reptiles are found on the site and trans-location or on-site mitigation cannot be achieved and satisfactory resolution of the refuse servicing matter, it is recommended that the Head of Development Management to be authorised to refuse the application for reasons to be prepared.

The application is before the Committee as it is a development by Wokingham Housing Limited which is the limited company providing social housing on behalf of Wokingham Borough Council.

PLANNING STATUS

- Major settlement area
- Contaminated Land Zone
- Contaminated Land Consultation Zone
- Minerals Consultation Zone
- Wind Turbine Consultation Zone (BAA consultation required)

RECOMMENDATION

A) That the Planning Committee authorises the GRANT OF PLANNING PERMISSION by the Head of Development subject to submission of an appropriate reptile survey and in the absence of any adverse issues arising and appropriate mitigation being secured and subject to the conditions out below:

B) That in the event that reptiles are found on the site and trans-location or on-site mitigation cannot be achieved the Head of Development Management to be authorised to refuse the application for reasons to be prepared

C) That in the event of the refuse servicing for the site not being resolved to the satisfaction of the Highway Officer, that the Head of Development Management to be authorised to refuse the application for reasons to be prepared

Conditions:

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

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

2. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings and all hardstandings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

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

3. This permission is in respect of the following drawings:

Drawing Title	Drawing No.	Revision
Site and Location Plan	6360:14:1	
Proposed Plans and Elevations	6360:14:2	

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

4. No development shall take place until there has been submitted to and approved in writing a scheme of landscaping which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted. The works approved shall be carried out in the first planting and seeding seasons following the occupation of buildings. Any trees or plants which, within a period of 5 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size or species

Reason: In the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21

5. No trees or hedges within the site which are shown to be retained 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 the development is being carried out of trees, shrubs and hedges growing within the site which are of amenity value to the area, in the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21

6. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837:2012 has been submitted to and approved in writing by the Local Planning Authority (The Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including unless provided by the Approved Scheme) demolition, all site preparation work, 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;

b) No development (including tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving the use of motor vehicles or construction machinery) shall commence until the Local Planning Authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site;

c) No excavation 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 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 and hedges growing within the site which are of amenity value to the area, in the interests of visual amenity. Relevant policies: NPPF, Core Strategy policy CP3 and MDD Policy TB21

7. No works related to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 8.00am and 6.00pm Monday to Friday and 8.00am to 13.00pm on Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing with the Local Planning Authority

Reason: To safeguard amenity of neighbouring properties. Relevant policies: NPPF, Core Strategy Policies CP1 and CP3

8. No deliveries in connection with implementation of this development shall be accepted or dispatched outside the hours of 8:00a.m. and 7:00p.m. Monday to Friday and 8:00 a.m. to 1.00p.m on Saturday and at no time on Sundays or bank or national Holidays.

Reason: In the interests of the amenities of neighbouring occupiers

9. Before the development hereby permitted is commenced details of all boundary treatments shall first be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the Local Planning Authority. The scheme shall be maintained in the approved form so long as the development remains on the site.

Reason: To safeguard amenity and highway safety. Relevant policies: NPPF, Core Strategy policies CP1, CP3 and CP6

11. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of proposed finished ground levels in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority and the approved scheme shall be fully implemented prior to the occupation of the building

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policies: NPPF, Core Strategy policies CP1 and CP3

12. No development shall take place until a Construction Method Statement has been

submitted to, and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) measures to prevent the deposit of materials on the highway and details of wheel washing facilities;
- v) measures to inform local residents of commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues

Reason: In the interests of highway safety, safety and convenience and to ensure that neighbourhood amenity is preserved. Relevant policies: Core Strategy policies CP3 and CP6

13. No part of the building hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans.

- a) The vehicle parking spaces shall be permanently retained and remain available for the parking of vehicles at all times: and
- b) The un-adopted spaces shall remain as such at all times and shall not be allocated to any individual resident or household without the prior written approval of the Local Planning Authority

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

14. The cycle storage/parking shall be implemented in accordance with the approved drawings before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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

15. Prior to development of the site, an assessment shall be carried out to determine whether any harmful materials are present and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing the assessment and where necessary mitigation measures undertaken, has been submitted to and approved in writing by the local planning authority.

Reason: To ensure any contamination on the site is remedied to protect the existing/proposed occupants of the application site and adjacent land. Relevant policy: NPPF, Core Strategy policy CP3

16. In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority.

Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure any contamination on the site is remedied to protect the existing/proposed occupants of the application site and adjacent land. Relevant policy: NPPF, Core Strategy policy CP3

17. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site lies within an area of archaeological potential; the condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains in accordance with the NPPF

18. No development shall take place until the Employment Skills Plan has been implemented in full in accordance with the details submitted.

Reason: In the interests of securing sustainable local employment. The development is in a rural location and its benefits to local employment help to justify the development. Relevant policies: NPPF, Core Strategy CP15, MDD Local Plan Policy TB12.

19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no buildings, extensions, or alterations permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the written approval of the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties, preserve the character of the settlement and to ensure proper planning of the area. Plots are generally at or around the minimum separation distances and amenity space sizes so the Local Planning Authority wishes to assess the potential impact of such development. Relevant policies: NPPF, Core Strategy Policy CP1, CP3 and the guidance set out in the adopted Borough Design Guide.

20. No development shall take place until details of the implementation; maintenance and management of a sustainable drainage scheme have been submitted to and approved by the local planning authority. This shall include details of how prospective owners will be informed of the presence of SUDS structures in their Deed of Sales and what measures will be incorporated to ensure that they are not modified in any way and are maintained in perpetuity. The scheme shall be implemented and thereafter managed and retained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

*Reason: To ensure that drainage measures are managed and maintained appropriately.
Relevant Policies: NPPF, Core Strategy Policy CP3 and MDD Local Plan policies CC09 and CC10.*

21. None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.

*Reason: To ensure that drainage measures are managed and maintained appropriately.
Relevant Policies: NPPF, Core Strategy Policy CP3 and MDD Local Plan policies CC09 and CC10.*

22. SUCH CONDITION(S) AS REQUIRED FOLLOWING RECEIPT OF REPTILE REPORT AND ADDITIONAL REFUSE SERVICE DRAWING

Informatives:

1.The applicants' attention is drawn to the conditions of this decision which must be complied with prior to commencement of development. Commencement of development without complying with conditions may place the works outside of the development permitted by this decision and may be liable to enforcement action. The information must be formally submitted to the Council in writing together with the relevant fee. Once the details have been approved in writing the development shall be carried out only in accordance with those details.

2.The applicant is reminded that this permission does not authorise any off-site highway or other works and site access to the public highway. A separate legal agreement (Minor Works Agreement) made with the Council under s184/278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been concluded and the Council, as local highway authority, has approved all construction and installation details together including with a programme of works.

3. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development

4. The applicant is advised that the scheme would be Liable to the Community Infrastructure Levy (CIL) Schedule which came into effect on 6th April 2015. Therefore, this scheme will be liable to pay the Council's CIL upon commencement of development. Whilst the development may be eligible for social housing relief, the onus is on an applicant to make a claim to the Charging Authority.

PLANNING HISTORY

None relevant

SUMMARY INFORMATION

Site Area	0.2ha
Existing units	0
Proposed units	6
Number of bedrooms per unit	12
Proposed density - dwellings/hectare	30dph
Proposed density- habitable rooms/hectare	90hrph
Existing density – dwellings/hectare	N/A
Existing density of area – dwellings/hectare	N/A
Number of affordable units proposed	6
Previous land use	Undeveloped scrub land
Public Open Space proposed	N/A
Existing parking spaces	N/A
Proposed parking spaces	12 spaces (2 per unit)

CONSULTATION RESPONSES	
Winnersh Parish Council	<p>Object on grounds that the development is:</p> <ol style="list-style-type: none"> 1. Overbearing 2. Out of character 3. Overdevelopment
Planning Policy	<p>Planning Policy whilst not formally objecting to the proposal, commented that the site would prevent the delivery of an allocated employment site. Offered advice on employment policies and current employment floor space in the Borough.</p>
Highways	<p><u>Highway Safety & Road Design</u></p> <p>It is proposed to access the site via Grovelands Avenue. Although this is not adopted it is within the ownership of the Council (applicant) and I have no objection to it serving an additional 6 dwellings.</p> <p>Due to the number of units satisfied with the proposed shared surface arrangement which will start from the point the footway ends on Grovelands Park. The access is 4.8m wide with additional width through the bends within the site.</p> <p>Although a turning head and refuse store is shown a revised plan is required showing how a refuse vehicle will service the site. (OFFICER NOTE: An additional plan has been requested)</p> <p>The road will need to be constructed to a suitable specification.</p> <p><u>Traffic Impact</u> The traffic impact associated with 6 dwellings is not considered significant and could be accommodated safely on the existing highway network. However, it would add to the cumulative impact of development in the area and therefore could be expected to contribute in accordance with the Council's policies.</p> <p><u>Parking</u> The level of parking has been reviewed against the Council's</p>

	<p>parking guidance and is considered acceptable in this instance.</p> <p>The proposed visitor parking will need to remain unallocated (covered by condition).</p> <p><u>Sustainability</u> Cycle storage has been indicated for each dwelling. Detailed design is required by condition.</p>
Environmental Health	No objection subject to landfill gas and contamination conditions (Conditions 15 & 16)
Ecology	<p>Objects to application on grounds that the applicant has supplied insufficient information in order to assess the impact of reptiles. (Officer Note: The applicant has commissioned a reptile survey. These can only take place between April-May or September. The recommendation allows for the survey to be completed)</p>
Landscape	Recommends standard landscape conditions but stresses that particular attention should be paid to the frontage in consideration of details to be submitted (Conditions 4-6)
Drainage	No comments
Housing	The development is 100% affordable housing. The development should be built to Homes and Community Agency Design and Quality Standards and meet the space standards set out in Policy TB07 of the MDD Local Plan. They should also be built to meet the Lifetime Homes Standard.
Building Control	No comments
Berkshire Archaeology	<p>There are potential archaeological implications associated with this application.</p> <p>Although some previous archaeological work within the area of the proposed development has shown disturbance, work at land adjacent to Winnersh Primary School produced multiperiod find spots, which together with two Bronze Age cremation urns recorded a short distance to the west of the site illustrates that there is potential for buried remains to survive in the area.</p> <p>Therefore recommends that a condition requiring a scheme of works is attached to any planning consent granted to secure a programme of archaeological works. (Condition 17)</p>
Waste Services	No comments
Thames Water	<p><u>Waste Comments</u> Recommends informatives</p> <p><u>Surface Water Drainage</u> Recommends informatives</p> <p><u>Sewerage infrastructure capacity</u> No objections</p> <p><u>Water Comments</u> No objections and recommends informative</p>
Local Member	Comments on narrowness of mobile home park estate but recognises limited traffic associated with this development

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REPRESENTATIONS

Nine letters of representation have been received raising the following planning issues:

The access is via a narrow road through the caravan park – raising highway safety and general access and parking concerns	Section 25-27
Overlooking from the new houses resulting in loss of privacy	Sections 19-21
Harm to character of area	Sections 13-18
Possible damage to sewage pipes during construction	Not a planning matter but responsibility of developer and statutory undertakers
The caravan site is built on landfill and concerns are raised about subsidence as a result of this development	Not a planning matter. However, conditions 15-16 respond to issues of potential contamination associated with landfill

APPLICANTS POINTS

Following pre-application discussions, all recommendations arising were incorporated:

- The number of dwellings has been reduced from 7 to 6.
- The design of the dwellings is low rise 1½ storey, respectful of the theme of adjacent development.
- The parking arrangement has been updated in order to reduce the amount of hard landscaping at the site frontage.
- Garden sheds have been provided in order to promote alternative methods of transport through the provision of secure cycle storage.
- The rear garden amenity areas meet the Council's standards

The application is accompanied by an acoustic report which demonstrates that the development will result in acceptable levels of noise for occupiers from both an internal and external perspective.

The proposal is 100% affordable development.

PLANNING POLICY

National policies:

National Planning Policy Framework (NPPF)
National Planning Policy (NPPG)

Wokingham Borough Local Development Framework

Core Strategy (Core Strategy)

- CP1 – Sustainable development
- CP2 – Inclusive communities
- CP3 – General Principle 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 Strategic Transport Network
CP17 – Housing delivery

Managing Development Delivery Local Plan Document (MDD Local Plan)

Cross Cutting Policies:

CC01 – Presumption in favour of sustainable development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable energy and decentralised energy networks
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage

Topic Based Policies:

TB05 – Housing Mix
TB07 - Internal Space Standards
TB09 – Residential Development for vulnerable groups
TB21 – Landscape Character
TB23 – Biodiversity and development
SAL07 - Sites within Development Limits allocated for employment/commercial development

Other guidance

Borough Design Guide Supplementary Planning Document (SPD) (Section 4)
Sustainable Design and Construction SPD
Affordable Housing SPD
Planning Advice Note (Infrastructure Impact Mitigation Contributions for New Development)

PLANNING ISSUES

Principle of Development

1. This is a full application and proposes redevelopment of site to provide 6 no. two-storey two-bedroom dwellings in the form of three blocks of two semi-detached units. Access is via the estate road for the Grovelands Avenue Caravan Park.
2. The site is within Winnersh which is identified in Policy CP9 of the adopted Core Major Development Location where development is acceptable in principle.
3. The main planning issues are considered to be:

- Impact on local character;
- Impact on residential amenity;
- Impact on highway safety;
- Impact on affordable housing provision
- Impact on biodiversity
- Loss of employment land
- CIL;

4. The application has attracted local objections, principally in respect of access through the caravan park but also detailed matters which are covered in this report.

5. The adopted Core Strategy policy CP3 provides general principles for all development, with the primary remit that development should be appropriate in terms of scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.

Affordable housing provision

6. The development is proposed to be 100% affordable housing. This is significantly in excess of the minimum requirements of Core Strategy Policy CP5 and para 159 of the NPPF encourages the provision of affordable housing. It is considered that the development being 100% affordable adds significant weight in favour of the development.

Loss of potential employment land

7. The site is not within a Core Employment Area but is allocated under Policy SAL07 of the Managing Development Delivery Local Plan for the delivery of around 1,300m² of floorspace for Class B1 uses (site reference W1125). As such there is a presumption in favour of the development of the site for employment purposes.

8. The NPPF states: "planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect for a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

9. The site is currently undeveloped and as such there is no loss of employment floorspace. There are currently no extant planning permissions for employment uses on the site. It is considered that there is some conflict with policy SAL07 in that the development will mean that the site will be unavailable for the delivery of employment use space. The site is however within settlement limits and policy SAL07 does not preclude the use of the site for other purposes.

10. The Employment Land Monitoring Report for April 2013 – March 2014 demonstrates that there has been a net gain of 3,649sqm of B use floor space in the Borough since 1st April 2006. The report also shows that the borough has 88,099m² of extant permissions for B use floorspace as of 1 April 2014, which could be completed in the

next six years based on historic completion rates, but the likelihood of this rate of completion being realised is uncertain. Therefore if the proposal is to be given permission, this would lead to a loss of the potential delivery of 1,300sqm of employment land floorspace. The loss of potential employment space adds some weight against the proposal.

11. Whilst weight against the proposal is fairly limited as the site is within settlement and neither policy SAL07 or policy CP15 preclude the use of development of undeveloped sites for other purposes.

Balancing loss of potential employment space against issues in favour

12. The weight against the proposal by loss of potential employment space is considered to be outweighed/mitigated for by the significant overprovision of Affordable housing at the site.

Impact on local character

13. The Council's policies support development only where it makes a positive contribution to the character of the area. In this regard design guidelines are set out in the Borough Design Guide SPD. Section 2 deals with general principles and Section 4 residential development

14. The NPPF requires that proposed dwellings should be well integrated with, and complement local buildings in relation to scale, density, layout and access. Policy CP3 of the Core Strategy outlines that development should be appropriate to the surrounding street scene and without detriment to the amenity of neighbouring residents. Planning policy overall encourages character led development. The Borough Design Guide provides substantial advice on layout best practice.

15. The site is between the caravan park and the industrial park. As such it does not directly relate to either and the development forms a transition between the two areas. As such a comparison between relative densities or scale of development does little to inform the impact on the character of the area. In this regard, the development forms a character area in its own right. The resultant density will be 30dph which is comparable with the development of the Strategic Development Locations (SDL) where the Supplementary Planning Documents indicate a density of between 30 and 35dph.

16. A key consideration for the layout is the presence of commercial units adjoining the site to the west and north. The dwellings have been orientated to back onto the industrial site. There are gardens of 11 metres or more which accord with the guidance in the adopted Borough Design Guide.

17. The frontage faces towards the access to the caravan park. Whilst the three blocks are repeated, the overall spacing and opportunity for landscaping will assist in creating a character area in its own right and with the transition to the caravan park

18. The scheme is for two-storey development. Whilst not typical of the immediate area which is characterised by mobile homes and large industrial sheds, the form of development is typical of the wider Winnersh area. During pre-application discussions the development was reduced from 7 to 6 units. The appearance and layout of the dwellings is considered to be acceptable and to be acceptable in the context of local

character and as such compliance with Core Strategy Policy CP3 is achieved.

Impact on residential amenity

19. There is strong intervening screening including a 1.1 metre concrete retaining wall and hedging. To the south is residential development on Grovelands Avenue and the first four units of the caravan park. However, there is strong intervening screening the retention of which to an appropriate level can be controlled by condition. The site is accessed from the east which will entail opening up of this part of the site where there is currently a hedgerow. However, the development both allows for retention of screening and supplementary planting.

20. The Borough Design Guide sets out minimum recommended separation distances between dwellings in order to preserve amenity and character. The recommended distances are as follows:

- Front to front across street 10m
- Rear to rear of dwellings 22m
- Flank wall to boundary 1m
- Flank wall to rear of dwelling 12m

21. All the dwellings meet or exceed this standard. There is no direct overlooking and it is considered that no loss of residential amenity will result.

Noise and disturbance

22. As the site adjoins the Grovelands Industrial Park, the applicant commissioned an acoustic report. This indicates that the noise levels associated with the adjoining development will not have an adverse impact on the proposed development. The Environmental Health Officer does not recommend any noise conditions associated with external impacts, although conditions are recommended in respect of construction in order to protect existing residential amenities (Conditions 15-16)

Amenity space and internal space standards

23. The Borough Design Guide establishes requirements for private amenity space. Amenity space should generally have a 'roughly rectangular shape' and good access to sunlight, with usable garden of at least 11 metres in depth. The development follows this approach and the level of amenity space is proposed accords with Borough standards, with some dwellings substantially exceeding the minimum standard. Coupled with the substantial area of open space which is within two or three minutes' walk of all properties, it is considered that this element of the proposals is acceptable.

24. MDD policy TB07 seeks to achieve minimum internal space standards in new dwellings. This requirement is reflected in the guidance in Section 4 of the Borough Design Guide. These standards have been met or exceeded on all units.

Highways and Parking

25. The Highways Officer has indicated that the proposed to access the site via Grovelands Avenue is not adopted but it is within the ownership of the Council and has no objection to it serving an additional 6 dwellings. Due to the number of units the officer

is satisfied with the proposed shared surface arrangement which will start from the point the footway ends on Grovelands Park. The access is 4.8m wide with additional width through the bends within the site. Although a turning head and refuse store has been indicated, further details to demonstrate that access for refuse vehicles are required. (**Officers Note** The applicant has been requested to provide this.)

26. The traffic impact associated with six dwellings is not considered to be very significant and could be accommodated safely on the existing highway network. However, it would add to the cumulative impact of development in the area however the development would not have a significant impact and this would certainly not be enough to warrant refusal. The proposed traffic impact is also likely to be significantly lower than any proposed employment use.

27. Two parking spaces are provided for each 2-bed dwelling plus an additional two unallocated spaces. The level of parking has been reviewed against the Council's parking guidance and is considered acceptable in this instance. The proposed visitor parking will need to remain unallocated (Conditions 12-14)

Sustainable Design and Construction

28. Core Strategy Policy CP1 and the MDD Local Plan policy CC05 requires new development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. These requirements are amplified in the Council's adopted Sustainable Design and Construction SPD and accompanying Developer's Guide. Condition 17 is recommended to ensure that the buildings are built to the appropriate standard.

Biodiversity

29. The Council's Ecologist has considered the implications of this application against EC Habitats Directive 1992 and the Conservation of Habitats and Species Regulations 2010. The applicant commissioned a survey and whilst the Ecologist has no overall objections, a reptile survey has been requested. Due to the need for this to be undertaken in April/May or September, the recommendation is that the matter is delegated to the Head of Development to approve the development subject to the production of satisfactory ecological information (and relevant conditions).

Infrastructure Mitigation

30. The Community Infrastructure Levy (CIL) Charging Schedule was adopted on 6th April 2015. CIL is a land charge that is payable at commencement of works.

31. This Council charges CIL on residential developments in the Rest of the Borough * at a rate of £365 per square metre.

* 'Rest of the Borough' is the remainder of the Borough excluding the Strategic Development Locations (SDLs)

32. There are a number of infrastructure projects which would be funded through CIL (The Regulation 123 list) which would include open space, local and strategic transport projects, libraries, schools etc. Unlike the former Section 106 regime for seeking infrastructure, these projects need not be directly related to the development proposal.

33. The current proposal is CIL liable. Whilst the applicant may be eligible for social housing relief the onus is on the applicant to make a claim. An informative advising of the applicant of CIL liability is recommended.

CONCLUSION

This is a full application and proposes redevelopment of site to provide six dwellings all in the form of affordable housing, hard and soft landscaping, open space, parking provision and associated infrastructure. The principle means of access is via the existing caravan park

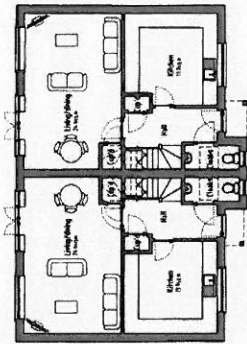
The site is within Winnersh which identified in Policy CP9 of the adopted Core Strategy as a Major Development Location where development is acceptable in principle. The provision of additional affordable housing is considered on balance to offset the loss of potential employment land.

The application has attracted objections particularly in terms of traffic impacts and detailed matters such as loss of privacy

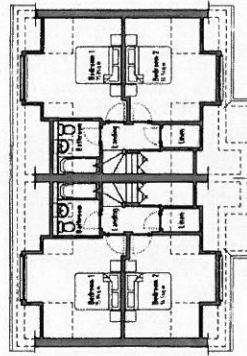
It is recommended that subject to no adverse issues arising as a result of the reptile survey or submission of a refuse servicing drawing, that planning permission can be granted. In the event of any adverse issues arising, the recommendation seeks authority for the Head of Development to refuse the application for reasons to be prepared.

CONTACT DETAILS

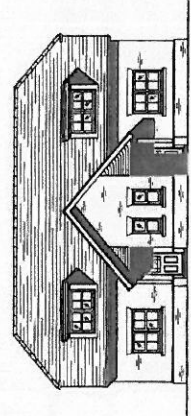
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



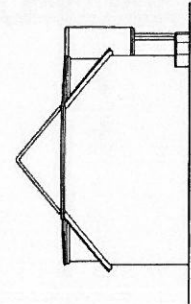
GROUND FLOOR PLAN
 1:100
 15/11/11



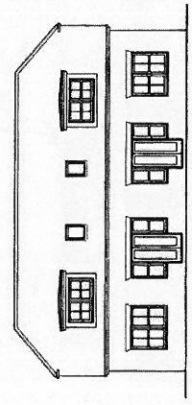
FIRST FLOOR PLAN
 1:100



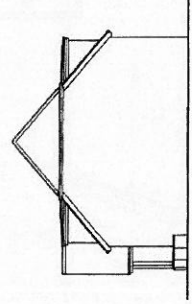
FRONT ELEVATION



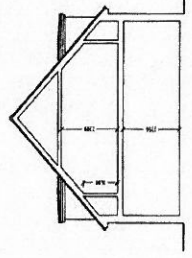
SIDE ELEVATION



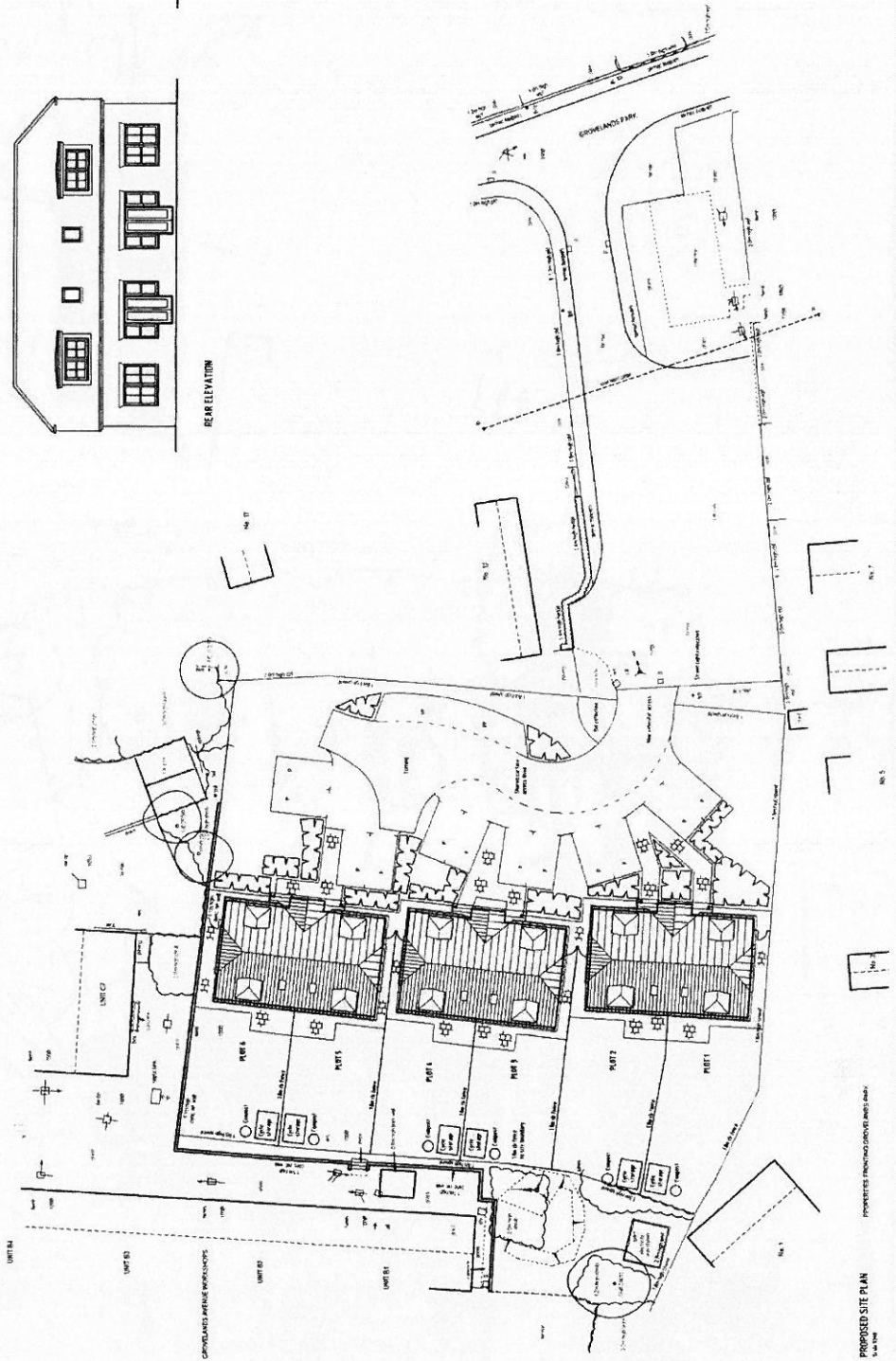
REAR ELEVATION



SIDE ELEVATION



SECTION



PROPOSED SITE PLAN
 1:100

PROPERTIES FORMED UNDER PART 4

	M B D S Surveyors Limited Woodway House Woodway Park Woodway Road B11 1B WALSLEY WALSLEY 0191 266000 www.mbdsltd.co.uk	Proposed by PROPOSED PLANS AND ELEC. WORKS DRAWN BY WESTONWOOD LTD DRAWN NO 6360-14-2 DATE 15/11/11 DRAWN BY PL/ADMS	Project No 14/11/11 Date 15/11/11 Drawn by PL/ADMS Checked by PL/ADMS
	Proposed for PROPOSED PLANS AND ELEC. WORKS DRAWN BY WESTONWOOD LTD DRAWN NO 6360-14-2 DATE 15/11/11 DRAWN BY PL/ADMS	Project No 14/11/11 Date 15/11/11 Drawn by PL/ADMS Checked by PL/ADMS	SCHEDULE OF ACCOMMODATION 4 no 2-bed dwellings @ 75sq m each (1920sq ft)