

# Agenda Item 31.

Application Number	Expiry Date	Parish	Ward
201337	16 October 2020	Shinfield	Shinfield South;

<b>Applicant</b>	Mr R Permain
<b>Site Address</b>	Land at Parklands Basingstoke Road Three Mile Cross
<b>Proposal</b>	Application for the approval of reserved matters pursuant to outline planning consent 171737 for the erection of 55 dwellings and all associated parking, landscape and access. Details of Layout, Appearance, Landscaping and Scale to be determined
<b>Type</b>	Reserved Matters
<b>PS Category</b>	1
<b>Officer</b>	Kayleigh Mansfield
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on 14 October 2020
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>The site, although not an allocated site under the local plan, is located within the South of M4 Strategic Development Location (SDL). This application for Reserved Matters follows Outline approval (171737) for up to 55 dwellings following an allowed appeal by the Planning Inspectorate 28 February 2019.</p> <p>Appeal reference : APP/X0360/W/18/3204133.</p> <p>The appeal allowed a hybrid planning application for; outline approval (all matters reserved only access to be considered) for up to 55 dwellings (Use Class C3) and all associated parking, landscape and access. Full planning approval for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG). The 1.56 hectares of Suitable Alternative Natural Greenspace is therefore approved and fixed by the appeal decision and not for consideration in this application.</p> <p>The principle of up to 55 dwellings is therefore accepted. Matters for consideration therefore pertain to: Appearance, Landscaping, Layout and Scale only. A signed S106 agreement is attached to permission 171737 which secures all development contributions for 35 % affordable housing, highways, employment skills, play areas, SANG and SAMM.</p> <p>The proposed details submitted which comprise of modern traditional two storey houses and the two storey apartment block are considered to be acceptable. The dwellings and layout including parking standards, highway design, generally complies with the Council's standards. The development would not have a significant detrimental impact upon either the character of the area, any local heritage assets or the amenity of existing residents. The proposal would also provide for an adequate level of amenity for the future occupants of the dwellings without detrimental impacts on ecology, flood risk, traffic and highway safety. As such the scheme is considered acceptable subject to conditions.</p>

## PLANNING STATUS

- Countryside
- South of M4 Strategic Development Location
- Green Route
- Bat Roost Habitat
- Ground Water Zone
- Mineral Site Consultation Area
- Nuclear Consultation Zone
- Public Right of Way
- Listed Building Buffer Zone
- Thames Basin Heaths SPA
- SSSI Impact Risk Zone

## RECOMMENDATION

**That the committee authorise the Head of Development Management to GRANT PLANNING PERMISSION subject to the following:**

**A. Completion of a legal mechanism to secure:**  
Highways details

**B. Conditions and informative:**

### CONDITIONS:

#### 1. Time Limit

The development hereby permitted shall take place not later than 2 years from the date of approval of the date of the approval of this reserved matters

*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. Approved Details

This permission is in respect of the submitted application plans and drawings:

Drawing Title	Drawing Reference	14.08.2020	10.09.2020
Location Plan	CB_83_072_000	-	
Planning Layout	CB_83_072_001	CB_83_072_001B	CB_83_072_001C
Land Use Plan	CB_083_072_002	CB_083_072_002A	CB_083_072_002B
Housing Mix	CB_083_072_003	CB_083_072_003A	CB_083_072_003B
Affordable Housing Plan	CB_083_072_004	CB_083_072_004A	CB_083_072_004B
Building Heights	CB_083_072_005	CB_083_072_005A	CB_083_072_005B
Parking Strategy Plan	CB_083_072_006	CB_083_072_006A	CB_083_072_006B
Bin and Cycle Storage Plan	CB_083_072_007	CB_083_072_007A	CB_083_072_007B
External Finishes Plan	CB_083_072_008	CB_083_072_008A	CB_083_072_008B
External Enclosures Plan	CB_083_072_009	CB_083_072_009B	CB_083_072_009C
Hard Surfacing Plan	CB_083_072_010	CB_083_072_010A	CB_083_072_010B
House Type Plan	CB_083_072_012	CB_083_072_012A	CB_083_072_012C
Character Area Plan	CB_083_072_013	CB_083_072_013A	CB_083_072_013B
Garden Compliance Plan	CB_083_072_020	CB_083_072_020A	CB_083_072_020B
Wide Context	BC_083_072_906	-	-

Plan				
Basingstoke Road Street Scenes	CB_083_072_BSR_SS_001 Rev A	-	-	-
North Edge Street Scenes	SANG CB_083_072_NSE_SS_001 Rev A	-	-	-
North Edge Street Scenes	SANG CB_083_072_NSE_SS_002 Rev A	CB_083_072_NSE_SS_002 Rev B	-	-
SANG South Edge Street Scenes	CB_083_072_SES_001 Rev A	-	-	-
Southern Edge Street Scenes	CB_083_072_SOE_SS_001	-	-	-
Basingstoke Road Marford Elevations	CB_83_072_BSR_MA_E01	CB_83_072_BSR_MA_E01 A	-	-
Basingstoke Road Marford Floor Plans	CB_83_072_BSR_MA_P01	CB_83_072_BSR_MA_P01 A	-	-
Basingstoke Road Trusdale Elevations	CB_83_072_BSR_TR_E01	CB_83_072_BSR_TR_E01 A	-	-
Basingstoke Road Trusdale Elevations	CB_83_072_BSR_TR_E02	CB_83_072_BSR_TR_E02 A	-	-
Basingstoke Road Trusdale Floor Plans	CB_83_072_BSR_TR_P01	-	-	-
Basingstoke Road Huxford Elevations	CB_83_072_BSR_HU_E01	CB_83_072_BSR_HU_E01 A	-	-
Basingstoke Road Huxford Floor Plans	CB_83_072_BSR_HU_P01	-	-	-
Basingstoke Road Colton Elevations	CB_83_072_BSR_CO_E01	CB_83_072_BSR_CO_E01 A	-	-
Basingstoke Road Colton Floor Plans	CB_83_072_BSR_CO_P01	CB_83_072_BSR_CO_P01 A	-	-
Basingstoke Road Byford Elevations	CB_83_072_BSR_BY_E01	CB_83_072_BSR_BY_E01 A	-	-
Basingstoke Road Byford Floor Plans	CB_83_072_BSR_BY_P01	-	-	-
North Edge Wayford Elevations	SANG CB_83_072_NSE_WA_E01	CB_83_072_NSE_WA_E01 A	-	-
North Edge Wayford Floor Plans	SANG CB_83_072_NSE_WA_P01	-	-	-
North SANG	CB_83_072_NSE_MA_E01	CB_83_072_NSE_MA_E01 A	-	-

Edge Marford Elevations			
North Edge Marford Floor Plans	SANG CB_83_072_NSE_MA_P01	CB_83_072_NSE_MA_P01	-
North Edge Kingham Elevations	SANG CB_83_072_NSE_KI_E01	CB_83_072_NSE_KI_E01 A	-
North Edge Kingham Floor Plans	SANG CB_83_072_NSE_KI_P01	-	-
North Edge Trusdale Elevations	SANG CB_83_072_NSE_TR_E01	-	-
North Edge Trusdale Floor Plans	SANG CB_83_072_NSE_TR_P01	-	-
North Edge Colton Elevations	SANG CB_83_072_NSE_CO_E01	CB_83_072_NSE_CO_E01	-
North Edge Colton Floor Plans	SANG CB_83_072_NSE_CO_P01	-	-
North Edge NA30 Elevations	SANG CB_83_072_NSE_NA30_NA20_E01	-	-
North Edge NA30 Floor Plans	SANG CB_83_072_NSE_NA30_NA20_P01	-	-
North Edge NA30 Elevations	SANG CB_83_072_NSE_NA30_E02	CB_83_072_NSE_NA30_E02 A	-
North Edge NA30 Floor Plans	SANG CB_83_072_NSE_NA30_P02	CB_83_072_NSE_NA30_P02 A	-
North Edge IBF Elevations	SANG CB_83_072_NSE_IBF_E01 Rev A	CB_83_072_NSE_IBF_E01 B	-
North Edge IBF Floor Plans	SANG CB_83_072_NSE_IBF_P01 Rev A	CB_83_072_NSE_IBF_P01 B	-
SANG Edge South Wayford Elevations	Edge CB_83_072_SES_WA_E01	CB_83_072_SES_WA_E01 A	-
SANG Edge South Wayford Floor Plans	Edge CB_83_072_SES_WA_P01	CB_83_072_SES_WA_P01 A	-
SANG Edge South Standford Elevations	Edge CB_83_072_SES_ST_E01	CB_83_072_SES_ST_E01 A	-
SANG Edge South Standford Floor Plans	Edge CB_83_072_SES_ST_P01	CB_83_072_SES_ST_P01 A	-
SANG Edge	Edge CB_83_072_SES_KI_E01	CB_83_072_SES_KI_E01 A	-

South Kingham Elevations			
SANG Edge South Kingham Floor Plans	CB_83_072_SES_KI_P01	-	-
SANG Edge South Huxford Elevations	CB_83_072_SES_HU_E01	CB_83_072_SES_HU_E01 A	-
SANG Edge South Huxford Floor Plans	CB_83_072_SES_HU_P01	-	-
SANG Edge South Byford Elevations	CB_83_072_SES_BY_E01	CB_83_072_SES_BY_E01 B	-
SANG Edge South Byford Floor Plans	CB_83_072_SES_BY_P01	CB_83_072_SES_BY_P01 A	-
SANG Edge South Byford Elevations	CB_83_072_SES_BY_E02	CB_83_072_SES_BY_E02 A	-
SANG Edge South Byford Floor Plans	CB_83_072_SES_BY_P02	CB_83_072_SES_BY_P02 A	-
SANG Edge South NA20 Elevations	CB_83_072_SES_NA20_E01	CB_83_072_SES_NA20_E01 A	-
SANG Edge South NA20 Floor Plans	CB_83_072_SES_892_P01	-	-
Southern Edge Elliston Elevations	CB_83_072_SOE_EL_E01	CB_83_072_SOE_EL_E01	-
Southern Edge Elliston Floor Plans	CB_83_072_SOE_EL_P01	-	-
Southern Edge Trusdale Elevations	CB_83_072_SOE_TR_E01	CB_83_072_SOE_TR_E01 A	-
Southern Edge Trusdale Floor Plans	CB_83_072_SOE_TR_P01	CB_83_072_SOE_TR_P01 A	-
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E01	CB_83_072_SOE_HU_E01 A	-
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E02	CB_83_072_SOE_HU_E02 A	-
Southern Edge Huxford Elevations	CB_83_072_SOE_HU_E03	CB_83_072_SOE_HU_E03 A	-
Southern Edge Huxford Floor Plans	CB_83_072_SOE_HU_P01	CB_83_072_SOE_HU_P01 A	-
Single Garage	CB_83_072_GAR_01	-	-

Floor Plan & Elevations			
Double Garage Floor Plan & Elevations	CB_083_072_GAR_02	-	-
Single Garage Floor Plan & Elevations	CB_083_072_GAR_03	-	-
Double Garage Floor Plan & Elevations	CB_083_072_GAR_04		-
Bin & Cycle Storage Floor Plan & Elevations	CB_83_072_BIN_01	CB_83_072_BIN_01 A	-
Substation Floor Plan & Elevations	CB_83_072_SUB_01	-	-
Residential Area RMA: Detailed Landscape Proposals North	24749-RG-L110	24749-RG-L110C	24749-RG-L110D
Residential Area RMA: Detailed Landscape Proposals South	24749-RG-L111	24749-RG-L111C	24749-RG-L111D
General Arrangement Sheet 1	A097-RM-11 Rev P2	A097-RM-11 Rev P3	A097-RM-11 Rev P4
General Arrangement Sheet 2	A097-RM-12 Rev P2	A097-RM-12 Rev P3	A097-RM-12 Rev P4
Longsections Sheet 1	A097-RM-13 Rev P2	A097-RM-13 Rev P3	-
Longsections Sheet 2	A097-RM-14 Rev P2	A097-RM-14 Rev P3	-
Visibility Splays Sheet 1	A097-RM-15 Rev P2	-	-
Visibility Splays Sheet 2	A097-RM-16 Rev P2	-	-
Materials Layout Sheet 1	A097-RM-31 Rev P2	A097-RM-31 Rev P3	A097-RM-31 Rev P4
Materials Layout Sheet 2	A097-RM-32 Rev P2	A097-RM-32 Rev P3	A097-RM-32 Rev P4
Engineering Layout Sheet 1	A097-RM-41 Rev P2	A097-RM-41 Rev P3	A097-RM-41 Rev P4
Engineering Layout Sheet 2	A097-RM-42 Rev P3	A097-RM-42 Rev P4	A097-RM-42 Rev P5
Drainage Layout Sheet 1	A097-RM-51 Rev P2	A097-RM-51 Rev P3	A097-RM-51 Rev P4
Drainage Layout Sheet 2	A097-RM-52 Rev P2	A097-RM-52 Rev P3	A097-RM-52 Rev P4
Drainage Layout Sheet 3	A097-RM-53 Rev P2	A097-RM-53 Rev P3	A097-RM-53 Rev P4
Drainage Details	A097-RM-54 Rev P2	-	-

Sheet 1			
Drainage Details Sheet 2	A097-RM-55 Rev P2	-	-
Highway Construction Details Sheet 1	A097-RM-71 Rev P2	A097-RM-71 Rev P3	-
Highway Construction Details Sheet 2	A097-RM-72 Rev P2	A097-RM-72 Rev P3	-
Vehicle Tracking Fire Tender Sheet 1	A097-RM-81 Rev P2	A097-RM-81 Rev P3	A097-RM-81 Rev P4
Vehicle Tracking Fire Tender Sheet 2	A097-RM-82 Rev P2	A097-RM-82 Rev P3	A097-RM-82 Rev P4
Swept Path Analysis Refuse Vehicle (Sheet 1 - North Area)	A097-RM-83 Rev P2	A097-RM-83 Rev P3	A097-RM-83 Rev P4
Swept Path Analysis Refuse Vehicle (Sheet 2 - South Area)	A097-RM-84 Rev P2	A097-RM-84 Rev P3	A097-RM-84 Rev P5
Swept Path Analysis Refuse Vehicle and large vehicle (Sheet 1 - North Area)	-	-	A097-RM-85 Rev P2
Swept Path Analysis Refuse Vehicle and large vehicle (Sheet 2 - South Area)	-	-	A097-RM-86 Rev P2
Vehicle Tracking Parking Spaces	-	-	A097-RM-93 P3
Proposed Street Lighting Plan Sheet 1	A097-RM-101 Rev P2	A097-RM-101 Rev P3	A097-RM-101 Rev P4
Proposed Street Lighting Plan Sheet 2	A097-RM-102 Rev P2	A097-RM-102 Rev P3	A097-RM-102 Rev P4

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

### Highways

3. Garages to be retained for vehicle parking

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

*Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience.*

*Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.*

4. Parking and Turning (as approved)

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

5. Cycle Parking to be approved

Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

6. Visibility Splays (approved)

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

7. Visibility Splays for private drives

The dwelling/building shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

#### 8. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.*

#### 9. Electric Vehicle Charging

Prior to commencement of development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

10. Prior to the commencement of development, full details of the construction of roads, cycleways and footways to include the relevant section of footpath 20 and the footpath improvements within Mays Farm SANG (as defined by plan 2 of the Section 106 agreement dated 16<sup>th</sup> of January 2019 pursuant to outline planning approval LPA ref: 171737) shall be submitted to and approved in writing by the local planning authority. These plans shall include levels, widths, construction materials, depths of construction, surface water drainage and lighting. Development shall be carried out in accordance with these details and the works to upgrade footpath 20 and footpath improvements shall be completed prior to the occupation of any dwelling.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20*

11. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20*

12. Prior to the commencement of development, in accordance with approved *Map 1 – Hedgerow Buffers Plan*, full details of the proposed landscaping and planting within the approved SANG shall be submitted and approved in writing by the Council. All hard and soft landscape works and planting shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which,

within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

13. Prior to occupation of the proposed dwellings, the recommended noise mitigation measures outlined in the approved noise assessment by Waterman Infrastructure & Environment Limited, dated May 2020, to include acoustic garden fencing shall be implemented in full and retained thereto.

*Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06*

14. 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 external lighting shall be installed on the site or affixed to any buildings on the site except within rear gardens and front door lamps or in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

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

15. 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 additional windows or similar openings shall be constructed in the first floor level or above in any side elevation of the buildings hereby permitted except for any which may be shown on the approved drawing(s).

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant Policies: Core Strategy policies CP2, CP3 and Design Guide Supplementary Planning Document.*

16. Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted and shall be permanently so-retained, and shall remain fixed closed at all times.

*Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.*

#### **INFORMATIVES**

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.

2. This permission should be read in conjunction with the outline planning permission and associated Section 106 legal agreement.

3. 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 Document marking - Unclassified the Highways Act 1980.

4. 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.

5. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

6. 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.

7. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>

8. With regards to the condition relating to the lining of the SANG ponds, Wokingham Borough Council do not favour the use of liners in publicly accessible ponds and would prefer to see these ponds lined with a layer of puddled clay if required.

### **C) Alternative recommendation**

**That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed to secure the services, affordable housing and infrastructure within three months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee) for the following reasons:**

In the absence of a planning obligation to secure suitable highways obligations the Local Planning Authority is unable to satisfy itself that the proposal includes adequate mitigation measures to prevent the proposed development from having an adverse effect on infrastructure. This is contrary to the requirements of the NPPF and policies CP1, CP6, and Appendix 7 of the Core Strategy adopted South of the M4 SDL SPD and Infrastructure Delivery and Contributions SPD.

<b>PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
171737	Hybrid Planning Application Outline application (all matters reserved only access to be considered) for 55 dwellings (Use Class C3) and all associated parking, landscape and access. Full planning application for 1.56 hectares of Suitable Alternative Natural Greenspace (SANG).	Appeal allowed  APP/X0360/W/18/32041 33
120803	Application for a Screening Opinion for an Environmental Impact Assessment for up to 100 dwellings and associated Suitable Alternative Green Space (SANG)	Not EIA Development 26/11/2012

<b>SUMMARY INFORMATION</b>	
<b>For Residential</b>	
Site Area	3.07
Existing units	1
Proposed units	55
Existing density – dwellings/hectare	0
Proposed density - dwellings/hectare	35
Number of affordable units proposed	19
Previous land use	Residential and paddock land
Proposed Public Open Space	1.56 ha of SANG (Approved 171737)
Proposed parking spaces	106 allocated spaces, 27 garages and 22 visitor/unallocated parking

<b>CONSULTATION RESPONSES</b>	
Highways	No objection subject to condition
Environmental Health	No objection
Tree & Landscape	No objection
Public Rights of Way	No objection
Crime Prevention Design Officer	No objection
Cleaner & Greener	No objection
SEE Power Distribution	No objection
Sport England	No comments
Thames Water	No comments
Southern Gas Network	No comments
Berks, Bucks and Oxon Wildlife Trust	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No comments received
Biodiversity	No comments received
Economic Prosperity and Place	No comments received
Property Services	No comments received

Office of Nuclear Regulation Emergency Plan	Holding objection, subject to local Emergency Planners comments As the scheme is reserved matters and not a new scheme, no objection in principle.
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## REPRESENTATIONS

### Town/Parish Council:

Shinfield Parish Council do not explicitly state if they object or support the details of the reserved matters application. Their comments are summarised and addressed as follows:

- Signage and TRO to support 20mpg internal speed limit.

Officer comment: This is not considered by Highways to be necessary for the development.

- Solar panels should feature across the entire site.

Officer comment: The submitted energy statement provided indicates that there will be a 10% on-site renewable energy source which meets the expectations of MDD Policy CC05. There are no requirements in this policy to determine the location of such measures.

- Electric charging point installed across the site.

Officer comment: These details are secured by condition.

- SuDs should be fenced for safety.

Officer comment: The SuDS pond is to be dry except in extreme flooding circumstances. Additionally, it is not proposed to deep enough to cause safety concerns and landscaping is used to reduce risk of entry into the ponds by children.

- Footpath upgrade to connect to Basingstoke Road and have a clear timeline.

Officer comment: This is fixed by the outline permission and agreed S106.

- Footpath to remain unobstructed throughout construction.

Officer comment: This is addressed by other legislation. Any stopping up of or obstruction of the Footpath 20 will need to applied for separately to the Council.

- A crossing point on Basingstoke Road for north bound bus access.

Officer comment: This is fixed by the outline permission and agreed S106.

- No construction vehicles to be parked Basingstoke Road.

Officer comment: This will be fixed by the outline pre-commencement CEMP condition 25

- No construction related vehicles to utilise other residential plots.

Officer comment: This will be fixed by the outline pre-commencement CEMP condition 25

- Basingstoke Road to be reduced to 30mph.

Officer comment: This is being delivered as part of the wider transport strategy for the area. This reserved matters application is unable to influence this requirement.

- Signage and furniture to be consistent with others in surrounding area.

Officer comment: SANG signage and furniture fixed by outline permission

- Constriction hours to be enforced.

Officer comment: This will be fixed by the outline pre-commencement CEMP condition 25

**Local Members:** No comments received

**Neighbours:** 31 neighbour objection are published on the website: Objections pertain to:

- Separation on village

Officer comment: This issue was assessed at outline stage and awarded permission for the residential development in the proposed locations, subject to details.

- Impact on listed building

Officer comment: The impact on the Listed Building was assessed by officers and by the Planning Inspectorate on the outline who determined the level of residential development proposed would not unduly impact the Listed Building and its setting.

- Impact on congestion

Officer comment: The number of units would have limited impact on the highway network.

- Harm to wildlife

Officer comment: The site is bisected by SANG land which in its very nature is a mitigation measure to protect the Thames Basin SPA. The delivery of the SANG will enhance and extend the existing SANG network and improve the ecology and biodiversity of the site over the previous use.

- Increased pollution

Officer comment: The scale of development would not result in significant impact from pollution. Construction work is controlled by the CEMP on the Outline. Furthermore the submitted sustainability statement indicates the proposal will introduce a number of measure to contribute to a reduced carbon development which accords with MDD Policy CCO5.

- Impact on village character

Officer comment: The proposal seeks to reflect the local character of the existing villages of Spencers Wood and Tree Mile Cross whilst also considering the adjacent Brambles and South of Church Lane Development. The inclusion of the SANG also safeguards the gap between the two settlements in perpetuity.

- Pressure on existing services

Officer comment The application has not received any objections with respect to local amenities and services provided in the area. There is sufficient capacity in local services such as education to accommodate this development. The impact on services such as health care are not a material planning consideration.

- Loss of neighbouring privacy

Officer comment: The indicative layout considered by the Planning Inspector, determined the proposed distances between existing and proposed dwellings would be acceptable. The reserved matters layout to be fixed complies with all design guide distances seeking to protect neighbour amenity,

- Appears overdeveloped

The proposal has followed guidance on density from CP5 and the South of M4 SDL SPD. The proposed density of 35dph also reflects the wider densities of the Brambles and South of Church Lane.

#### APPLICANTS POINTS

- None

#### PLANNING POLICY

National Policy	<b>NPPF</b>	National Planning Policy Framework
National Design Guide	<b>NDG</b>	
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB01</b>	Development within the Green Belt

	<b>TB05</b>	Housing Mix
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Designated Heritage Assets
Shinfield Neighbourhood Plan	<b>Policy 1</b>	Location of Development
	<b>Policy 2</b>	General Design Principles
	<b>Policy 3</b>	Sustainable Development
	<b>Policy 4</b>	Accessibility and Highway Safety
	<b>Policy 5</b>	Parking Provision
	<b>Policy 6</b>	Trees, Hedgerows and Woodland
	<b>Policy 7</b>	Biodiversity
	<b>Policy 8</b>	Flooding
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
		DCLG – National Internal Space Standards

## PLANNING ISSUES

### Description of Development:

1. The application site (3.07ha) is located against the settlement boundaries of Three Mile Cross and Spencers Wood and lies within the South of M4 Strategic Development Location (SDL).
2. Basingstoke Road bounds the site to the west and Public Footpath 20 to the east with open countryside beyond. An area of approved Suitable Alternative Natural Greenspace (SANG) bisects the site and provides pedestrian connections onto Public Footpath 20 and into the adjacent Mays Farm SANG and wider SANG and Public Footpath network.
3. The site is formed of three separate planning units. The approved SANG land, the northern housing parcel and the southern housing parcel. The northern parcel (29 dwellings) abuts the settlement edge of Three Mile Cross and the southern parcel (26 dwellings) Spencer's Wood.
4. A single dwelling, 'Parklands' exists on the site with an adjacent stabling and ménage area. The site has an existing gated access which will provide vehicular and pedestrian access to the proposed dwellings located in the southern parcel. A new vehicular access is to be formed to serve the northern parcel. There are no vehicular connections between these parcels outside of entering onto Basingstoke Road.
5. The proposal seeks to deliver 36 market units and 19 affordable units (10 shared ownership and 9 affordable rent) across the site, resulting in a density of 35 dwelling per hectare.

### Principle of Development:

6. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

7. Reserved Matters approval is sought for Layout, Appearance, Landscaping and Scale for up to 55 dwellings. The development incorporates associated internal access roads, parking, footpaths, landscaping and Sustainable Urban Drainage (SuDS).
8. The principle of development was established by outline planning permission ref: 171737. Appropriate evidence was submitted to the Planning Inspectorate to determine residential development for up to 55 days dwellings can be delivered sustainably on the application site, subject to reserved matters details.
9. The outline application was subject to a S106 legal agreement , which included requirements for
  - Affordable Housing 35%
  - SANG and Strategic Access Monitoring and Maintenance
  - Highways and Public Transport Contribution
    - o My journey
    - o Upgrades to footpaths including footpath 20 and Mays Farm SANG footpath
    - o Bus stop improvements
    - o Basingstoke Road Pedestrian Crossing
  - Legal and Monitoring fees
10. Whilst detailed matters of layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning consent establishes the broad parameters within which those matters need to be worked up in detail for the purposes of the Reserved Matters application submissions.

**Housing Policies:**

11. Dwelling mix

Policy CP5 of the Core Strategy requires an appropriate mix of dwelling types, tenures and sizes so that the housing needs of the community are met. Policy TB05 of the MDD Local Plan requires an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households. The Berkshire (including South Bucks) Strategic Housing Market Assessment (February 2016) identified future housing need for the Wokingham Borough. Table 107 (on page 295) identifies the following:

12. The intent of Councils' policies are to provide a mix of accommodation to cater for the varied needs of the community and to ensure that it is provided where it is needed. The proposal seeks to deliver a dwelling mix as follows:

	Market	Shared Ownership	Affordable Rent	Total
One bedroom home			4	4
Two bedroom homes	5	4	4	13
Three Bedroom homes	17	6	1	24
Four bedroom homes	12			12
Five bedroom homes	2			2
Totals	36	10	9	55

13. The proposed provision is considered desirable and will meet the housing needs for a variety of households in the Borough and accords with Core Strategy Policy CP5

#### 14. Affordable Housing

Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify that affordable housing is required given that the proposal involves more than five dwellings and is on land with a total area of more than 0.16 hectares. In accordance with the South of the M4 SDL, the proposal seeks to deliver 35% affordable (19 units) across the site which is secured by the signed S106 agreement.

#### 15. Accessibility

Policy CP2 of the Core Strategy seeks to ensure that new development contributes to the provision of sustainable and inclusive communities, including for aged persons, children and the disabled. 10–20% of all dwellings should be to Lifetime Homes standards in accordance with Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan.

16. It is noted that the Lifetime Homes standard is now replaced by the new national technical housing standards. However, the need to design and build accessible and adaptable accommodation remains integral to future neighbourhood planning. The layout of most of the dwellings would allow for easy adaptation for use as an accessible dwelling, with ground floor bathrooms, ground floor studies (capable for use as a bedroom), wide hallways and open plan living areas.

#### 17. Internal Space Standards

With respect to internal floor space of the units, the Borough Design Guide and Policy TB07 of the MDD LP establish internal space standards for new dwellings, setting standards for both the gross internal area (GIA) and the minimum combined area of the living, kitchen and dining spaces for houses. The proposed units are broadly in accordance with the minimum internal space standards and the combined living, kitchen, dining and storage areas specified in policy TB07. This will ensure an appropriate standard of living and amenity will be enjoyed by future occupiers of the dwellings. As advised the Council's standards were superseded by the Nationally prescribed space standards.

18. The proposed internal spaces mostly all exceed the minimum standards. The affordable dwellings, do not appear to have the full additional built in storage space. Plots 9-12 are proposed at 50.7sqm when 50sqm is expected with an additional 1.5sqm for built in storage. This is also the case for plots 13-21 (0.9 sqm deficient), 35-36 (0.4 sqm deficient) and 53.55 (0.4 sqm deficient). However, this deficit is negligible and is not considered to unduly impact the quality of living standards. Overall, the internal space and layout of the dwellings are considered appropriate.

#### 19. External amenity space

R16 of the Borough Design Guide sets a minimum garden depth of 11m. In terms of the submitted masterplan, the proposed layout broadly complies with these requirements. All houses have sufficient garden spaces and flats have communal amenity space. Overall, the level of outdoor amenity space is considered to provide acceptable levels of private amenity space and privacy for the future occupants of the dwellings.

#### 20. Access to sunlight and daylight

R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. The proposal should attempt to take advantage of the southern aspect by positioning windows and habitable spaces with access to direct sunlight through the day. R14 also aims to ensure that gardens should not be designed to be completely overshadowed by existing trees. The dwellings are dual

aspect and there is adequate building separation to allow for natural light and ventilation. There is also a sufficient rear garden depth that would allow for a good outlook.

### **Character of the Area:**

21. General form Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high quality design. R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area. The existing character of the area is primarily traditional two storey houses with some taller buildings.

### **22. Character areas**

The proposal categorises the architectural style of the site into four character areas. These areas do not differ significantly but seek to provide variation, allowing for a transitional response to the context of existing built form and adjacent SANG land. The four character areas are described in the DAS as follows:

- North SANG Edge
- Basingstoke Road
- Southern Edge
- SANG Edge South

The design and scale of the buildings being proposed reflects that of the neighbouring developments such as the Crest Nicholson development, comprising mostly two storey dwellings with a two apartment block which are of a similar height.

### **23. Layout**

The overall layout of the site has not altered significantly from the indicative masterplan provided at the time of the outline planning application and the total number of dwellings for the site remains at 55 as originally shown.

24. The typography and adjacent existing residential development, in particular, the Crest Nicholson development directly adjacent, generally dictates the layout of the proposal. Both parcels deliver a range of form and scale but are arranged in two main perimeter blocks with several other linear clusters of 3 to 4 dwellings.

25. The proposed layout is in broad accordance with the illustrative layout submitted as part of the outline approved by the Planning Inspectorate. The only notable diversion from the plan is the inclusion of a third dwelling to the west of Parklands. However this is not considered to be unacceptable given the relationship with the existing and proposed built form of Parklands, dwellings on Priors Way and the two dwellings initially proposed. The addition of a single dwelling in this location is not considered to be harmful to the character of the area in the context of the proposed masterplan layout and existing dwellings. The dwellings overlook the open space and SANG and provide a good level of security to these areas.

### **26. Density**

Policy CP5 of the Core Strategy and Policy TB05 of the MDD Local Plan require an appropriate dwelling density and R10 of the Borough Design Guide SPD seeks to ensure that the development achieves an appropriate density in relation to local character.

27. The proposed layout results in a density of 35dph, in accordance with Appendix 7 of the Core Strategy. The immediate grain consists of the Brambles development and the South

of Church Lane development, which adopt similar densities. The proposal is therefore considered compatible with the density of the wider character and their respective edge of settlement locations.

28. Siting and relationship with neighbours

R2 of the Borough Design Guide requires development to respond to context, including incorporating existing features, orientation and relating to neighbours whilst R3 and R4 require housing to relate to the existing network of streets and spaces.

29. In the northern parcel, Plot 1 has the closest relationship with an existing dwelling. The flank wall of Plot 1 is proposed to be approximately 6.4 metres from flank wall of Shalom, reflecting separation distances indicative of the area. Plots 1-3 continue the build line formed between Cornerways and Shalom which responds appropriately to the existing built form, street and spaces.

30. On the southern parcel, Plots 30-22, 33-37 and 40 have the closest relationship to existing dwellings in the Brambles. Plots 30-32 are distanced approximately 30 metres to the nearest dwelling which is considered to be reflective the wider Brambles development. Additionally, the three proposed dwellings round off the existing dwellings into a complete block, albeit on different sites.

31. Dwellings 33-37 are distanced approximately 22 metres at the closest point and approximately 26 metres at the furthest point from the dwellings backing onto this area of the southern parcel. The siting of these plots reflect the linear layout of the neighbours and provide a sensitive approach in terms of separation and scale.

32. Connectivity

R3 of the Borough Design Guide requires new housing development to connect and strengthen the existing network of streets and spaces. The proposal provides public connections into the approved SANG and also footways to Basingstoke Road from both housing parcels. The approved SANG connects into Public Footpath 20 and the wider SANG network and Basingstoke Road provides shops and regular public transport services in close proximity to the site. Footpath 20 will be upgraded as part of the development.

33. The site is in a sustainable location with a variety of shops and public services within walking distance. The site is also adjacent to a regular bus service from Reading to Swallowfield and makes contributions to My Journey under the outline approval.

34. Design

R6 of the Borough Design Guide SPD requires that building frontages provide surveillance and activation of the street. The dwellings are orientated to the street and provide good surveillance and activation of the street. Paragraph 130 of the NPPF states that 'where the design of a development accords with clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to development.'

35. The development seeks to deliver a considered and sympathetic approach in terms of house type choice. Dwellings across the site provide a range of architectural articulation in terms of form and appearance. The design style of the dwellings generally takes on a modern traditional character. Throughout the site, a high quality range of housing types and styles is provided, creating a development with a distinctive urban form influenced by the character of existing Wokingham neighbourhoods. The palette of materials has taken reference from the local vernacular and comprises a mix of brick (Red), tile hanging (no

render?) with red or grey roof tiles. The overall height, bulk and massing of the proposed dwellings respond to and prevailing scale in the area appropriately. The proposed detailing to principle elevations, as shown in the elevation detailing as shown on the illustrative view of plots 46 -52/ is welcomed, particularly in the setting of the approved SANG.

36. The design and appearance of the proposed dwellings has evolved through consultation further to the outline approval. Given the edge of settlement location, the applicant has opted to deliver house type which reflect the semi – rural character of the Spencers Wood and Three Mile Cross. As such officers are satisfied, concerted efforts have been made to deliver a high quality residential scheme across both parcels which will sit within the landscape and not result in harm to the local area.

37. Sustainable design and construction

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 LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.

38. The submitted Energy Statement makes a commitment towards sustainable design and construction by way of Part L building regulations compliance, as well as on site renewable energy sources.

39. Renewable and low carbon technologies have been considered and the applicant has elected for a fabric first and renewable energy approach to meet the necessary CO2 reduction. The total reduction in CO2 over baseline unit is 10.48% through fabric and use of renewables which accords with MDD Policy CCO5 and Condition 30 of the outline permission.

40. Boundary treatments

R12 of the Borough Design Guide SPD states that boundary treatments should contribute positively to the character of the area. Full height close boarded fencing is to separate the proposed private rear gardens and as such cannot be viewed from the street scene.

The use of larch board fencing to separate parking spaces is welcomed, having a more rural aesthetic on the street scene. The use of brick wall is limited to areas separating public and private space and is considered acceptable.

41. The Conservation and Design Officer raised potential concerns with the extent of visible brick wall harming the setting of Lieutenant Cottage. However, the only visible boundary treatment would be around Parklands comprising estate fencing. The cottage also sits within the SANG area and the area around the cottage will also be planted which will help screen the listed building from the development. Officers take on board the necessity to retain the rural character of the site and consider it appropriate to seek further details of this boundary treatment by way of material samples.

42. The proposal does not seek to enclose the SuDs pond in the northern parcel of the site. The SuDS pond is proposed to be dry and is not engineered to be as deep as the SuDs pond in the approved SANG. Planting can also be used to help prevent access to the ponds. As such, there are no safety implications in terms of the lack of boundary treatment in this part of the site.

**Neighbouring amenity:**

#### 43. Overlooking

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22m to the rear and 10m to the street. R23 notes that the side walls must not contain windows, especially at first floor level.

#### 44. Sunlight and daylight

R18 of the SPD requires sufficient sunlight and daylight to new properties, with dwellings afforded a reasonable dual outlook and southern aspect. The proposal should attempt to take advantage of the southern aspect by positioning windows and habitable spaces with access to direct sunlight through the day. R14 also aims to ensure that gardens should not be designed to be completely overshadowed by existing trees.

#### 45. Overbearing effects

R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. The siting of the dwellings is satisfactory in terms of retaining a degree of building separation and avoiding any sense of enclosure within the development and across the plot boundaries

#### 46. The relationship between plot 37 and 4 Priors Gardens was considered at appeal and the inspector determined the following:

*“The house at the end of Priors Gardens is at an angle to the site boundary. Its rear elevation does not therefore face the site directly. The rear elevations of the two other dwellings on that road face directly towards the site. I note that extensions have been provided to those properties which reduce the space available to achieve the minimum separation distances recommended in the Borough Design Guide 6. The change in levels may also mean that a greater distance would be required but this would depend upon the design of the development which is not at this stage fixed.*

#### 47. As outlined, 4 Priors Gardens does not directly face onto the site and is at an angle. However, given the change in topography, plot 37 is distanced approximately 26 metres from the 4 priors gardens. This distance is in accordance with the Borough Design Guide and is considered to address the Inspectors concerns pertaining to the change in levels between sites.

#### 48. No other neighbour amenity issues have been identified. The proposal as such would not result in significant impacts to the existing neighbouring properties and is therefore in accordance within the Borough Design Guide and Core Strategy Policy CP1.

#### 49. Impacts During Construction

Noise, disturbance and inconvenience during the construction period can be managed and minimised as far as is reasonable through good practice and through the existing conditions and S106 obligations attached to the outline planning permission. In particular condition 25 of the outline permission requires the submission (for the Council’s approval) of a Construction Environmental Management Plan, whereas condition 27 restricts the hours of construction activity. These matters do not fall for consideration under this Reserved Matters planning application.

#### 50. Amenity Conclusions

For the reasons set out above, in terms of its impact upon neighbouring residential amenity the development need not fail against the relevant policies of the Development Plan; namely Core Strategy Policies CP1 and CP3 and policy CC06 of the MDD.

**Access and Movement:**

51. The new access proposed for the northern parcel has been assessed at outline and is considered by the Planning Inspector as acceptable. Details of such are therefore not relevant to this reserved matters application.

52. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety whilst Policy CP6 of the Core Strategy aims to enhance road safety and avoid highway problems.

53. Parking provision

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. It is proposed to provide 106 allocated spaces, 27 garages and 22 visitor/unallocated parking. This gives a parking ratio of 2.3 without garages and 2.8 with. An additional 20 visitor/unallocated parking space are distributed appropriately across the site. All properties would be provided with their own parking charging point which is welcome. Details of the charging spaces is secured through planning condition.

54. The proposal is therefore in accordance with the MDD Local Plan. The Borough Design Guide SPD notes that parking spaces are to be a minimum of 5m x 2.5m (or 6m in length for parallel spaces).

55. In accordance with R23 of the Borough Design Guide SPD parking spaces in front gardens are paved with permeable surfaces to avoid any increase in surface water run-off and should include for soft landscaping.

56. Cycle parking

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle parking standards and Policies P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the streetscene. Cycle parking is being provided in the rear gardens of every house which is welcome. The enlarged cycle store and visitor spaces for the flats are considered acceptable. The details of cycle parking have been secured by condition.

57. Waste storage

Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. The proposal seeks to provide all dwellings will refuse storage at the rear of the properties with direct external access which is considered acceptable.

**Flooding and Drainage:**

58. 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 first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by the South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds.

59. A surface water management strategy for the proposed development has been developed to manage and reduce the flood risk posed by the surface water runoff from the site. In

accordance with the approved surface water strategy within the Outline Flood Risk Assessment (FRA), the proposed development drains from south to north through a network of pipes and swales.

60. Attenuation is provided within the central SANG in the form of an attenuation basin (approved in detail within the Outline Application), plus an additional attenuation basin on the northern boundary prior to discharge to the enhanced existing ditch network beyond the site boundary.
61. The on-site foul water drainage has been designed in accordance with Sewers for Adoption (SFA) 7th edition as advised by Thames Water. Foul sewers have been designed to convey flow by gravity northwards, connecting into the new sewer network provided within the adjacent development parcel to the South of Church Lane. Flows will then gravitate to the new foul pumping station located to the south of the M4 motorway which has been designed to cater for the flows associated with this and other planned development within the wider area
62. Highway storm water drainage is collected in trapped gullies or linear drains and conveyed via drainage pipes to the aforementioned SuDS features. No private or third party surface water drainage run-off will discharge onto the adopted highway along Basingstoke Road
63. Wider drainage network  
The development will provide the pre-requisite surface water attenuation, detention and water quality improvements for the residential development itself as required through policy through open ditches and ponds. Given the topography of the area, the development will also improve drainage to the wider local area by enabling improved mitigation and management of currently uncontrolled overland flows across the site.
64. At present, the surface water flows arising from the neighbouring Brambles development are proposed to be discharged into the existing shallow ditch that lies just to the north of Lieutenants cottage. This has caused drainage issues in the past. The development proposals will improve this situation by providing an enhanced ditch network within the northern area of the site, separate to the drainage system for the residential development, with the specific purpose of conveying the flows arising from the catchment to the south in a more efficient manner.
65. The conveyance route will then link directly into the new ditch network to the north which has been provided within the adjacent Deer Leap Park development. The proposal therefore provides a wider positive benefit to the local area through enabling a control of surface water (where currently there is none) which will very effectively alleviate the existing surface water problems in the area such as associated with Lieutenants Cottage and the Brambles development which lie adjacent to the site.

#### **Landscape and Trees:**

66. Policy CP3 Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.
67. Section 4.2 of the Borough Design Guide also states that 'new housing should respond to its context, in particular taking opportunities presented by the physical characteristics of the site' including existing landscape, trees and hedgerows. Section 4.6 then states that 'where

there are existing landscape features of value, such as hedgerows or trees, these should be retained and incorporated into landscape proposals for a development.'

68. Paragraphs 170(a) and (b) of the NPPF state that development should contribute to and enhance the natural and local environment by: a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.

69. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing. Both the Design and Access Statement and Planning Statement mention additional appropriate landscaping including trees and shrubs.

70. The overall landscape strategy for the site seeks to introduce new soft landscaping and retain existing mature trees and hedgerows to ensure the residential development assimilates into the wider character of the area and approved SANG. The proposed landscaping seeks to provide a transition between the formal landscape setting of the residential parcels and the naturalistic character of the approved SANG and Mays Farm SANG.

71. The proposed hard standing areas are limited exclusively to areas relating to vehicle parking and permeability. These are broken up wherever possible by landscaping. The proposed surface materials proposed seek to deliver high quality and robust materials which clearly demarcate the shared driveways of plots 1-2, 27-29 and 22-26 of the northern parcel and plots 41-44 in the southern parcel from the other proposed internal road.

72. Across the two residential parcels 68 existing trees will be removed, many of these are relatively small tree species. This includes 28 Category U trees, 28 Category C trees and 8 Category B trees. However 90 new trees will be planted in these residential parcels which is supported by the Landscape and Trees Officer. The proposed removal and relocation of hedgerow is also supported by the Ecology Officer. More significant trees which are considered important to the visual amenities of the site and local area are being retained, as will the hedgerow to the roadside which helps screen the development from the public highway.

73. The proposed development is considered to offer adequate levels of protection to the existing landscape while enhancing the site through the SANG and new planting and would not result in harm to the character or appearance of the area.

**Ecology:**

74. Paragraph 174 of the NPPF also aims 'to protect and enhance biodiversity and geodiversity, plans should: [...] promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.'

75. Policy CP3 of the Core Strategy also requires that development maintain or enhance the ability of the site to support fauna and flora including protected species and Policy CP7 of the Core Strategy states that development:

a) Which may harm county designated sites (Local Wildlife Sites in Berkshire), whether directly or indirectly, or

b) Which may harm habitats or, species of principle importance in England for nature conservation [i.e. priority habitats as per the NPPF], veteran trees or features of the landscape that are of major importance for wild flora and fauna (including wildlife and river corridors), whether directly or indirectly, or

c) That compromises the implementation of the national, regional, county and local biodiversity action plans will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance and that no alternative site that would result in less or no harm is available which will meet the need.

76. The application includes a detailed strategy for hedgerow mitigation (and compensation), bat mitigation, ecological permeability and lighting for biodiversity strategies. The overall Landscape and Biodiversity Strategy creates a series of interconnected greenspaces with an array of variety and form. The retention and loss of vegetation is consistent with the outline consent. The proposal seeks to minimise the impact of the development of the existing (and to be retained) vegetation of which includes trees and hedgerows. Consultants EPR and FLAC have provided mitigation strategies and the proposal do not impede on route protection.

77. A total of six species of bat were identified within the Zone of Influence during the course of the bat surveys, these included Common Pipistrelle *Pipistrellus pipistrellus*; Soprano Pipistrelle *Pipistrellus pygmaeus*, Noctule *Nyctalus noctule*, Serotine *Eptesicus serotinus*, Myotis Sp *Myotis sp*, and Brown Long-eared bat *Plecotus auritus*. Bat activity across the Site was largely recorded around the hedgerows and treelines, with more activity recorded at the north of the Site and Common Pipistrelle the most frequently recorded species. Parklands House is a confirmed bat roost, with evidence of both Brown Long-eared and Common Pipistrelle roosting within the building. None of the other buildings on Site were found to contain bat roosts, and no trees were considered to be of more than low suitability to support roosting bats. The bat assemblage within the Zone of Influence is of Local Importance, with the conservation status likely to be Favourable and Stable.

78. Enhancements will be incorporated into the scheme to enhance the site for bats. Habitat creation, including through the creation of SuDS, open greenspace and the SANG, will improve invertebrate diversity, which will provide additional foraging for bats and other local wildlife. Additional roosting opportunities will be provided through the delivery of 5 integrated bat boxes into the new buildings that border open space or boundary hedgerows. These boxes will be aimed at species recorded using the Site, such as Pipistrelle Sp and Myotis Sp. The provision of native species within the landscaping plans will benefit the local invertebrate assemblage, which in turn will benefit the local bat assemblage. Night flowering species such as native Honeysuckle will be included to provide a foraging resource for night-flying invertebrates such as moths. These enhancements are considered acceptable by officers and accords with CP3 and CP7 of the Core Strategy.

79. The Lighting for the residential areas within the development reflects national and local standards in accordance with British Standards. Lighting in close proximity to hedgerows will be to the minimum level necessary using low pressure sodium lights with "wildlife friendly" luminaire configurations to prevent light spill. This is also considered acceptable by officers.

## **Emergency Planning – Office of Nuclear Regulation**

80. On 22 May 2019, the government introduced the new Radiation (Emergency Preparedness and Public Information) Regulations 2019 to strengthen the national emergency preparedness and response arrangements for radiological emergencies. These replaced the REPPIR 2001 regulations.
81. Two Atomic Weapons Establishment (AWE) sites are located in the neighbouring authority of West Berkshire Council and in accordance with REPPIR 2019 Regulation, the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield has been extended and now encompasses the application site.
82. The Emergency Planner outlines the proposal will increase the population living in the DEPZ by approx. 130. The expansion of the AWE DEPZ has increased the numbers of properties, people and businesses within this hazard zone and whilst an emergency is extremely unlikely such development place pressure on the emergency plans and responding agencies. Where new development is proposed within the new zone, these will need to be carefully considered.
83. In this case, the application is for reserved matters and only seeks to address matters of scale, layout, appearance and landscaping details. The principle of residential development in this location is already established by the appeal decision which was before the introduction of the revised zones and as such the development is considered to be established. It should also be noted that the ONR did not object to the outline or appeal despite these guidelines being worked up at this time.

## **Development Contributions**

84. The application site sits within the South of M4 Strategic Development Location (SDL). The overarching vision for the SDL is to provide a coordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links. The development contributes its 'fair share' towards the provision of infrastructure identified as necessary to facilitate the SDL development through both on site provision and contributions towards off-site facilities; matters of which were secured in the conditions and S106 agreement of the outline consent.
85. Highways Infrastructure: An agreed legal mechanism, in addition to the extant S106 agreement will be required to secure the required Highways inspection fees, Advance Payment Code (APC) Bond and appointed maintenance contractor.
86. Community Infrastructure Levy: The application is subject to CIL contributions in accordance with the submitted CIL form.
87. *Affordable Housing*: The affordable housing contribution is detailed at paragraph 15 of this report and is secured by the signed S106 agreement.

**The Public Sector Equality Duty (Equality Act 2010)**

*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**

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the South of the M4 SDL. It is considered that the applications will deliver high quality development in accordance with the Council's spatial strategy and vision, would not result in significant harm to local amenities and therefore can be recommended for approval.