

Agenda Item 39.

Application Number	Expiry Date	Parish	Ward
163547	EXT	Barkham	Barkham

Applicant	Reading Football Club
Site Address	Hogwood Park, Park Lane, Barkham, Wokingham RG404PT
Proposal	HYBRID APPLICATION: Outline application (all matters reserved except access to the site) for up to 140 residential units (Use Class C3) and all associated parking, soft and hard landscaping within the site and ancillary works. (Means of access into the Site off Park Lane, demolition of existing buildings and 2.83ha of SANG to be determined in full detail).
Type	Hybrid
PS Category	1
Officer	Sophie Morris
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on 9 th December 2020
REPORT PREPARED BY	Assistant Director Delivery & Infrastructure

SUMMARY
<p>The proposal is a hybrid planning application, in that it seeks outline planning permission for up to 140 dwellings on the site, with full planning permission sought for the associated Suitable Alternative Natural Greenspace (SANG) which would be required to serve the development. All other matters relating to detailed layout, scale, landscaping, design and appearance would be detailed for approval at the reserved matters stage except for access, which is being considered at this stage.</p> <p>The application site was in use until earlier this year as the training ground for Reading Football Club (RFC); a site comprising approximately 10.42 hectares in total, situated directly to the east of the location of the forthcoming new district centre and existing secondary school (Bohunt) which are being provided as part of the Arborfield Strategic Development Location (SDL). The site is currently surrounded to the north, south and west by the SDL but as this land parcel was not originally put forward as part of the site allocations for the SDL and due to its use as the training ground for Reading FC, remains outside the SDL and is located in the countryside. To the east of the site is Park Lane, which forms the eastern boundary of the SDL.</p> <p>The application was originally submitted at the end of 2016, and the associated public consultation commenced in early 2017. Some of the main comments received in response to the consultation exercise referred to the fact that the site was outside of the SDL, is not allocated and considered that the applicant should wait for the local plan process to run its course.</p> <p>The site was put forward in the 'call for sites' process of the Local Plan Update (LPU) and it was agreed that the application be held in abeyance, in order for the LPU process to progress further, as the site was still in use by the applicant and their new training ground facilities at the former Bearwood Golf Club were being built out. However, RFC vacated the site earlier this year, and have commenced using their new training ground facilities</p>

at Bearwood. As such, this site is no longer needed and it was requested that the application be progressed and taken forward to planning committee for determination.

The Local Plan Update process included a consultation on a Draft Plan between 3 February and 3 April 2020. Alongside the Draft Plan consultation, WBC published its assessment of all the promoted sites in the Housing and Economic Land Availability Assessment (HELAA), which concluded the application site to be potentially suitable for development. Policy H2 of the Draft Plan proposes to allocate the application site for around 140 dwellings. Notwithstanding the above, the LPU is at a fairly early stage of preparation and at the time of writing has limited weight in the decision making process.

As such, given the site is situated within the countryside, and not within the development limits as identified within the adopted Core Strategy, the proposals are not in accordance with the adopted settlement boundary and countryside policies. That said, it is apparent that had the site been put forward at the time of the Core Strategy adoption, it is likely that it would have been allocated as part of the wider Arborfield SDL given its proximity to the district centre. The fact it is landlocked by the SDL development and Park Lane to the east means that development is unlikely to result in urban sprawl beyond this site into the wider countryside if permitted. It is noted that the site is proposed for allocation within the Draft Local Plan, however, in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance as the proposed development is not so substantial in itself nor would it contribute to a cumulative effect that would undermine the plan-making process.

The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be sustainable and would allow easy and safe access to facilities within walking distances to the secondary school, retail and community uses, including the existing gym and sports pitches and the proposed community centre. The planned primary schools will also be within walking distances while there is an employment site adjacent. Reviewing the development surrounding the site, it is considered that the proposals could easily be accommodated without resulting in any significant harmful impacts to the wider area. The proposals are considered to be well aligned with the underlying objectives of the policies concerning out of settlement proposals in the countryside.

As advised, the site is considered to be well connected with the adjoining SDL, and would bring about significant public benefits to the area, including the provision of 40% (56 units) of on-site affordable housing, additional SANG and other open space in addition to providing better pedestrian and cycle links to the new district centre and school. This is in addition to help meeting Wokingham's housing requirements which assist the Council in defending less sustainable proposals at appeal. The provision of public open space in connection with the proposals would see parts of the site being brought into public use for recreational enjoyment. This was not possible whilst the site was in private use for the training facilities of RFC, with a gated entrance, accessible only to authorised persons. The proposals would bring the site back into public use, while also providing additional affordable housing, on-site recreational facilities such as a play area, an informal playing pitch and an attractive SANG provision, all of which would benefit a wider population than just those residing on the site and providing improved connections with the SDL. It is also likely that an increase in the population in this location would help assist with the viability of the planned District Centre.

Given its location, surrounded by the SDL, it is important to read the development as such, and the overarching vision of the SDL is to provide a co-ordinated approach to the delivery of infrastructure and services ensuring that developments are of a high quality and are sustainable. This includes the provision of schools, community facilities, good quality open space and appropriate local transport and links.

The proposals are considered to strike an appropriate balance between the provision of a sustainable housing scheme while respecting the surrounding character and appearance of the area. The proposed development would be set within an attractive landscaped setting, comparable in density with the village edge character of the adjoining Arborfield SDL. Although the site is not located within the SDL, it adjoins it on three boundaries, and would successfully link in and integrate with it, providing benefits which are considered to outweigh the locational policy conflict in this instance. The proposals would also not extend development beyond Park Lane, which effectively forms the eastern extent of the SDL. It would therefore not result in the proliferation of development away from development limits into open countryside and nor would it compromise the separate identity of settlements.

The development proposals for this site are therefore considered to be sustainable, and represent a suitable windfall development site that would offer public benefit to help meet the needs of the community, enhance the SDL and would help to deliver on Wokingham's development aspirations for the wider area. The application given its scale, would not result in harmful impacts to the highway network and would be well served by the new Nine Mile Ride Extension including the Hogwood Spur Road. Moreover it will deliver high quality development in accordance with the Council's overall spatial strategy and there are no other material planning considerations of significant weight that would dictate that the application should be refused in line with the NPPF. Officers are therefore recommending the application for approval, subject to the conditions listed and an accompanying S106 agreement.

PLANNING STATUS

- 5km Thames Basin Heath SPA
- Archaeological Interest
- Flood Zone 1
- Minerals Consultation Zone
- Contaminated Land Zone
- Ground Water Protection Zone
- Landfill Gas Protection Zone
- Countryside

RECOMMENDATION

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

A. Completion of a legal agreement relating to the following Heads of Terms (HoTs):

- Affordable Housing Provision – 40% on site provision with a tenure split of 70:30 social rented to shared ownership dwellings;

- SANG delivery, initial maintenance, transfer to WBC and maintenance contribution;
- Strategic Access Management and Maintenance (SAMM) Contribution for the Thames Basin Heaths SPA;
- Open Space delivery and maintenance thereafter;
- Allotments Contribution;
- Local Bus service Contribution;
- My Journey Travel Plan Contribution;
- S106 Monitoring Contribution;
- Employment Skills Contribution;
- To submit for approval of the Council the Hazebrouck SANG Access Specifications and to complete the Hazebrouck SANG Access in accordance with the approved Hazebrouck SANG Access Specifications prior to first Occupation of a Dwelling on Site;
- Costs of the Traffic Regulation Order along Park Lane;
- Contribution towards the provision of a pedestrian/cycle link from the development to Biggs Lane;
- Prior to commencement of development to either complete an agreement pursuant to sections 38 and 278 of the Highways Act 1980 (as amended) to dedicate the roads on the application site for adoption by the Council (subject to the plans and specifications for the roads being to the Council's adoptable standards, failing which or at the election of the developer/owner to enter a further supplementary deed under section 106 of the Town and Country Planning Act 1990 (as amended) and other enabling powers prior to the approval of reserved matters application to secure, amongst other things, arrangements for the satisfactory construction and through a management company for the adoptable maintenance in perpetuity of the roads as private streets.

B) Conditions and informatives:

1. Commencement

The development of the SANG 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 Act 2004).

2. Approved Details

This permission is in respect of the submitted application plans and drawings outlined below. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

24309-RG-M-29N - Illustrative Masterplan;

24309-RG-M-53 - Landscape Strategy Plan;

24309-RG-M-32C - Building Heights Plan;

24309-RG-L-06 – Landscape Details

24309-RG-L-07 – SANG Kissing Gate Detail;

24309-RG-L-05 Rev E SANG General Arrangement Plan

24309-RG-L-05 Rev E SANG General Arrangement Plan inset sheets 1 to 6 of 6

35830-5501-006A – Revised Swept Path Analysis;

35830-5501-007 – Existing access and proposed secondary access geometry and swept path analysis;

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

3. Dwellings Limit

The number of dwellings constructed on the application site pursuant to the planning permission hereby approved shall not exceed 140 dwellings.

Reason: For the avoidance of doubt and in the interests of proper planning.

4. Phasing

Prior to the commencement of development a strategy for the sub-phasing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Strategy will define:

- i. the development to be delivered within each sub-phase of the development;
- ii. timescales;
- iii. details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;

Development shall be carried out in accordance with the approved Phasing Strategy.

Reason: to ensure comprehensive planning of the site, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17.

5. Reserved Matters

- a) Approval of the details of the layout, scale, design and external appearance of the buildings and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.
- b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before expiration of three years from the date of this permission
- c) The development hereby permitted shall be begun before the expiration of five years from the date of this permission

Reason: In pursuance of S91 of the Town and Country Planning Act 1991 (as amendment by s51 of the Planning and Compensation Act 2004).

6. Permitted Development

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (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 2015 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties and the character and appearance of the landscape. Relevant Policies: Core Strategy policies CP1 and CP3.

7. 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.

8. Construction Environmental Management Plan (CEMP)

Prior to commencement of development hereby permitted, a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP. The CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel Plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) programme of works, including measures for traffic management and operating hours;
- v) piling techniques;
- vi) provision of boundary hoarding;
- vii) details of a site security strategy;
- viii) protection of the aquatic environment in terms of water quantity and quality;
- ix) details of proposed means of dust suppression and noise mitigation;
- x) details of measures to prevent mud from vehicles leaving the site during construction;
- xi) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xii) lighting on site during construction;
- xiii) measures to ensure no on-site fires during construction;
- xiv) monitoring and review mechanisms;
- xv) implementation of the CEMP through an environmental management system;
- xvi) details of the haul routes to be used to access the development;
- xvii) details of temporary surface water management measures to be provided during the construction phase;
- xviii) details of the excavation of materials and the sub-surface construction methodology;
- xviii) Relevant ecological mitigation measures for protected species and;
- xx) appointment of a Construction Liaison Officer.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in

accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy, and ODPM circular 2006/05.

9. Construction Vehicles

No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.

10. Hours of operation

No work relating to the development hereby approved, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than between the hours of 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 hours on Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

11. Samples of Materials

Prior to commencement of development above finished floor level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

12. Levels

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 existing and 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(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: NPPF and Core Strategy policies CP1 and CP3 and Managing Development Deliver Local Plan Policy TB21.

13. Earth mounding and contouring

Prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so-retained.

*Reason: In the interests of the amenity and landscape character of the area.
Relevant policy: Core Strategy policy CP3 and Managing Development
Delivery Local Plan policies CC03 and TB21*

14. Lighting

Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7 and TB23.

15. Highway Construction details

Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. 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 first occupation, unless otherwise agreed in writing by the local planning authority.

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

16. Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, SuDs pond inlet and outlet structures, refuse or other storage units, signs, lighting, external services, etc).

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works 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.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

17. Landscape Management Plan

Prior to the commencement of the development, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, for that sub phase shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

18. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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

19. Protection of trees

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 otherwise 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 any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) 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 excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

20. Details of boundary walls and fences

Prior to commencement of development above finished floor level, details of all boundary treatment(s) 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 for so long as the development remains on the site.

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

21. Ecological Permeability

The reserved matters for the development shall include a detailed scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs). The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation of the impact upon protected species during construction and in the long term, in accordance with NPPF, Core Strategy Policy CP7 and MDD Policy TB23.

22. Hedgerow Mitigation and Compensation

The reserved matters for the development shall include a detailed hedgerow mitigation and compensation strategy. The strategy shall include the following:-

- (a) Details of any buffer zones required to protect the retained hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances;
- (b) The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens, although internal highways can be within the 10m buffer zone providing they are not within 5m of the hedgerow.
- (c) A detailed method statement for the translocation of any hedgerows to be removed as a result of the development including details of the proposed management arrangements for the receptor site that will secure the long term future of the translocated habitat.
- (d) A detailed hedgerow compensation strategy to address all other impacts on the local hedgerow network as a result of the development.

The plan shall be carried out as approved, unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation of the impact upon protected species during construction and in the long term, in accordance with NPPF, Core Strategy Policy CP7 and MDD Policy TB23.

23. Landscape and Ecological Management Plan (LEMP)

The reserved matters application for the development shall include a detailed Landscape and Ecological Management Plan based on the submitted SANG Management Plan dated 13/12/2016 (ref: 1004495-SANGManPlan.vf LKW) and in accordance with the mitigation and enhancement measures contained within section 6 of the submitted Ecological Appraisal (Aspect Ecology Ltd, Ref: ECO4495, Dated September 2020) and to contain a minimum of 10 bat boxes, 20 bird boxes, and 20 invertebrate boxes within the development. The Landscape and Ecological Management Plans shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To secure appropriate wildlife mitigation, compensation and enhancements within the course of the development, as appropriate under the NPPF and MDD Policy TB23.

24. Flood Risk and Drainage

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- Results of intrusive ground investigation demonstrating seasonal high groundwater levels for the site and infiltration rates in accordance with BRE365.

- Demonstration that the base of SuDS features are at least 1m above seasonal groundwater level.
- Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100 year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change.
- A drainage strategy plan for the proposed development, including pipe details with invert levels.
- A maintenance arrangement for the SuDS features throughout the lifetime of the development, indicating who will be responsible for the maintenance.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10

Access and movement

25. Access

Prior to commencement of the development, details of the proposed vehicular accesses on to Park Lane to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The accesses shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

26. Walking and Cycling Strategy

Prior to first occupation of the development, details of internal pedestrian and cycle infrastructure and connections from the development to improve footway and cycleway routes that connect the development with bus stops, Byway 18, Arborfield, Hazebrouck SANG, Hogwood Industrial Estate and Nine Mile Ride Extension shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6.

Parking

27. Garages and car ports to be retained as such

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 and car port 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.

28. Details of car and motorcycle parking

The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010, and the North Wokingham Development Location Supplementary Planning Document (October 2011).

29. Cycle parking

The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details 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 the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.

30. Electric Vehicle Charging

Prior to commencement of development above finished floor level, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure, including a plan showing at least 40% coverage of electric vehicle charging provision across the site in accordance with Appendix E of the WBC Living Streets: Highways Design Guide (2019), and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

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.

31. Parking Management Strategy

Prior to the first occupation of the development, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: to ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

32. Land Contamination

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of contamination remediation must not commence until conditions A – D (below) have been complied with. If unexpected contamination is found after development has commenced, development must be halted on that part of the site affected by the unexpected contamination, to the extent specified in writing by the Local Planning Authority, until there is compliance with condition D (below)

A Site Characterisation

An investigation and risk assessment shall be completed in accordance with a scheme that has been submitted and approved in writing by the local planning authority to assess the nature and extent of contamination on the site, whether or not it originates at the site. (This is in addition to any assessment that may have been provided with the planning application) The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be submitted to the local planning authority for approval. The report of the findings must include:

- (i) a survey of the extent, scale and nature of the contamination;
- (ii) an assessment of the potential risks to:
 - a) human health;
 - b) property (existing or proposed) including buildings, crops, livestock, pets, woodland and services and pipework;
 - c) adjoining land;
 - d) groundwater and surface waters;
 - e) ecological systems;
 - f) archaeological sites and ancient monuments
- (iii) an appraisal of remedial options, and proposal of the preferred option
(N.B. The assessment must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination CLR11.)

B Submission of a remediation scheme

A detailed remediation scheme that describes how the site will be made suitable for the intended use must be submitted to the local planning authority for written approval. The remediation scheme shall include, the proposed remediation objectives and remediation criteria, details of all works to be undertaken, the timetable of works and site management procedures. The remediation scheme shall ensure that the site cannot be declared as being contaminated under part

2A of the Environmental Protection Act 1990, in relation to the intended use, after remediation works are completed.

C Implementation of the approved remediation scheme

The approved remediation scheme shall be implemented before other groundworks or construction works commence unless a phased approach has been agreed as part of the approved remediation scheme or unless written approval is given by the Local Planning Authority. The applicant or contractor must give at least two weeks written notice before remediation works commence. Following completion of remediation works at the site, or upon completion of each phase a verification report shall be submitted to the Local Planning Authority for written approval.

D Reporting of Unexpected Contamination

If unexpected contamination is found at any time during development this shall be reported in writing as soon as possible to the Local Planning Authority. An investigation and risk assessment shall be carried out in accordance with the requirements of condition A (above), and where remediation work is necessary a remediation scheme must be prepared and submitted for written approval to the local planning authority, in accordance with condition B (above). Following the completion of measures set out in the approved remediation scheme a verification report shall be submitted to the local planning authority in accordance with condition C.

E Long term monitoring and maintenance

A scheme setting out the future monitoring and maintenance that will take place at the site shall be submitted for written approval to the Local Planning Authority. The scheme shall include details of the timescales over which monitoring and maintenance will take place and how frequently reports will be submitted to the local planning authority for approval. All monitoring and maintenance work will be carried out in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination

Reason: To ensure that future users of the site are protected from the harmful effects of contamination

33. Sustainability and energy efficiency

The reserved matters application for the development shall include details of the measures to fulfil the submitted Outline sustainability statement ref: 35830-3002 V1.1 Dated December 2016 and the approved measures shall be installed and functional before first occupation of the buildings they are intended to serve. The submitted details shall include:-

- i) a strategy detailing how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L: Building Regulations shall be submitted to and approved in writing by the local planning authority; or
- ii) an alternative strategy which can demonstrate a greater carbon saving than would be achieved by i) above shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application. Relevant Policies: Core Strategy policies CP1, and CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document (2010) and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

- 34.** All new dwellings shall be provided with the appropriate connections for broadband or similar technologies, or ducting that shall enable the connection of broadband or similar technologies.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014).

- 35.** The development shall include provision for all dwellings with a garden with:
- a. A water butt of an appropriate size installed to maximise rainwater collection; and
 - b. Space for composting

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

36. Emergency water supplies

Development shall not commence until details for the provision of a water supply including fire hydrants to meet firefighting needs throughout the development (including the installation arrangements and the timing of such an installation) have been submitted to, and approved in writing, by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

Reason: To ensure that adequate measures for firefighting can be incorporated into the development, including the construction phase in accordance with Wokingham Borough Core Strategy Policy CP4.

37. Waste water infrastructure

Development shall not commence until a drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

38. Water supply impact study

Development shall not commence until impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the additional demand.

39. Archaeological investigation

Development shall not commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25

40. Secured by Design

The reserved matters application for the development shall include details of how the development has taken into account principles of Secured by Design. The development shall be carried out in accordance with the approved details.

Reason: In order to create places that are safe, inclusive and accessible in accordance with Core Strategy Policies CP1, CP2, & CP3.

41. Communication Plan

Development shall not commence until a Communications Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works.

Informatives

- I. This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act (yet to be finalised) the contents of which relate to this development.
- II. The applicant's attention is drawn to the comments made by the Crime Prevention Design Advisor's email dated 30/10/20 concerning principles of Secured by Design which should be addressed within the subsequent reserved matters submission.

- III. All of the dwellings will be required to meet or exceed the minimum size standards as set out in the National Space Standards or any subsequent National Space Standards that are applicable at the time of the reserved matters submission.
- IV. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
- V. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel: 0118 9746000.
- VI. 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 Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
- VII. 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.
- VIII. 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 months 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.
- IX. 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.
- X. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

- XI. 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>
- XII. 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
- XIII. The council advises that the developer produces a strategy to install superfast broadband infrastructure for future occupants of the site. The strategy should ensure that upon occupation of a dwelling the new home owner has access to a superfast broadband service through a site-wide network. It is also advised that the developer keeps occupants fully informed of any delays to superfast broadband connection in before they purchase/occupy their new homes

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 six 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:

- 1) In the absence of a planning obligation to secure suitable contributions / on site and off works for the following:
 - Affordable Housing Provision – 40% on site provision with a tenure split of 70:30 social rented to shared ownership dwellings;
 - SANG delivery, initial maintenance, transfer to WBC and maintenance contribution;
 - Strategic Access Management and Maintenance (SAMM) Contribution for the Thames Basin Heaths SPA;
 - Open Space delivery and maintenance thereafter;
 - Allotments Contribution;
 - Local Bus service Contribution;
 - My Journey Travel Plan Contribution;
 - S106 Monitoring Contribution;
 - Employment Skills Contribution;
 - To submit for approval of the Council the Hazebrouck SANG Access Specifications and to complete the Hazebrouck SANG Access in accordance with the approved Hazebrouck SANG Access Specifications prior to first Occupation of a Dwelling on Site;
 - Costs of the Traffic Regulation Order along Park Lane;
 - Contribution towards the provision of a pedestrian/cycle link from the development to Biggs Lane;

- Prior to commencement of development to either complete an agreement pursuant to sections 38 and 278 of the Highways Act 1980 (as amended) to dedicate the roads on the application site for adoption by the Council (subject to the plans and specifications for the roads being to the Council's adoptable standards, failing which or at the election of the developer/owner to enter a further supplementary deed under section 106 of the Town and Country Planning Act 1990 (as amended) and other enabling powers prior to the approval of reserved matters application to secure, amongst other things, arrangements for the satisfactory construction and through a management company for the adoptable maintenance in perpetuity of the roads as private streets.

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, services and would fail to provide affordable housing. This is contrary to the requirements of the NPPF and would compromise the delivery of the necessary infrastructure. This is contrary to policies CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP8, CP10, CP18 and Appendix 7 of the Core Strategy, policies CC01, CC08, TB08, TB12 of the Managing Development Delivery Development Plan Document, saved policy NRM6 of the South East Plan and the Council's adopted Arborfield SDL SPD and Infrastructure Delivery and Contributions SPD.

- 2) In the absence of a planning obligation to secure suitable avoidance and mitigation measures and access management monitoring arrangements, in terms that are satisfactory to the Local Planning Authority (LPA), the LPA is unable to satisfy itself that the proposals include adequate mitigation measures to prevent the proposed development from having an adverse effect on the integrity of the Thames Basin Heaths SPA, in line with the requirements of Regulation 63 of the Conservation of Habitats and Species Regulations 2017 and Article 6(3) of Directive 92/43/EEC. The proposal would be contrary to Policy NRM6 of the South East Plan, Policies CP8 and CP4 of the Core Strategy.

PLANNING HISTORY		
Application Number	Proposal	Decision
162139	Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of up to 200 dwellings, Suitable Alternative Natural Greenspace (SANG) and open space	Not EIA development
153486	Application for a Screening Opinion for an Environmental Impact Assessment for proposed development of up to 200 dwellings, indoor football pitch, Suitable Alternative Natural Greenspace (SANG) and open space	Not EIA development

F/2012/1926	Retrospective consent for the erection of temporary single storey buildings for administration, classrooms, analyst/medical treatment room, gym, laundry and changing facilities and creation of overflow car park .	Approved 02/06/2014
TP/2007/2511	Application for Temporary Permission for the erection of additional changing facilities and administration offices for a period of five years.	Approved 27/11/2007
F/2006/9281	Proposed erection of temporary changing facilities including canteen, dining area, gym, physio area and relaxation room. new press room facility, relocation of existing groundsmans store and inclusion of new groundsmans workshop. Alterations to car park.	Approved 03/01/2007
F/2006/7772	Proposed erection of temporary changing facilities including canteen, dining area, gym, physio area and relaxation room. new press room facility, relocation of existing groundsmans store and inclusion of new groundsmans workshop. Alterations to car park.	Refused 30/10/2006
F/2004/3567	Proposed erection of temporary changing facilities and ancillary buildings. Amendment to consent F/2003/8464	Approved 02/02/2005
032280	Proposed erection of changing facilities, new access from Park Lane and car parking. Demolition of existing sports pavilion.	Approved 09/07/2003
142536	Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility	Approved 20/07/2015

SUMMARY INFORMATION

Site Area	Approx 10.42ha
Existing units	0
Proposed units	Up to 140
Proposed density - dwellings/hectare	27
Number of affordable units proposed	56 (40%)
Previous land use	Leisure and Recreation (D2)

Proposed Public Open Space	Approx 4.25ha
Proposed parking spaces	To be determined at RM stage in line with WBC parking standards

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No response
Crime Prevention Design Officer	No objection subject to condition
Natural England	No objection subject to S106
Environment Agency	No response
Berkshire Archaeology	No objection subject to condition
Berkshire Fire and Rescue	No objection subject to condition
Sport England	No objection
Highways England	No objection
Historic England	No comments to make
National Grid	Linesearch advice regarding listed assets within vicinity of the site
Southern Gas Networks	Standing advice and details provided of SGN owned pipes in the vicinity of the site
Scottish & Southern Electricity Networks	Linesearch advice regarding network records within vicinity of the site
Thames Water	No objection subject to conditions
South East Water	No response
National Planning Casework	No response
WBC Biodiversity	No objection subject to conditions
WBC Community Sustainability	No response
WBC Drainage	No objection subject to conditions
WBC Economic Prosperity and Place	No objection
WBC Education	No objection
WBC Environmental Health	No objection subject to conditions
WBC Growth and Delivery	No objection
WBC Highways	No objection subject to conditions and completion of S106 agreement
WBC Tree & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	Standard advice to developers provided
WBC Public Rights of Way	No comments to make

REPRESENTATIONS (Officer comments in brackets)
<p>The first public consultation exercise was undertaken in early 2017 following the receipt of the application in December 2016. An additional public consultation was undertaken in October 2020 following the request for the application to be progressed to Planning Committee and upon receipt of a number of updated accompanying reports.</p> <p>Consultation letters were sent in both instances to over 700 neighbouring properties, the local Parishes and Parish Councillors. Responses received are summarised below, the responses received in 2017 from the consultees are listed first, followed by any further responses received following the more recent October 2020 consultation:-</p> <p>Parish Councils:</p> <p>Barkham Parish Council (BPC): Summary of objections made in 2017:</p>

- Outside settlement area; *Officer comment – For reasons outlined within the report, the locational policy conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission*
- Local Plan and Neighbourhood Plan updates are in progress, applicant should wait; *Officer comment - The application has been held in abeyance since 2017, however, now that the applicant has vacated the site, they have requested the application be taken forwards for determination. It is noted that the site is proposed for allocation within the Draft Local Plan and in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance.*
- Dangerous precedent for development of other sites outside settlement boundary; *Officer comment - Each application must be assessed on its merits. In this instance, although the application site is located outside the existing settlement boundary, due to its location, bounded on all sides and sited adjacent to the planned District Centre, it is not considered to result in significant harmful impacts which would warrant the refusal of planning permission in advance of the Local Plan adoption.*
- Although the site is physically next door to the SDL, the road access will be entirely via roads in the locality that are already overstretched; *Officer comment – the site will link into the NMRE and the impacts of the proposals on the wider highway network has been assessed and considered acceptable.*
- Creating a direct link to the NMRE and Arborfield Relief Road should be essential for any possible development at the site; *Officer comment – see highway section of report, the NMRE includes a Hogwood Spur road which would connect with Park Lane close to the main access to the site; construction is due to commence in 2021/22.*
- Site is remote in practical terms from many of the proposed SDL facilities; *Officer comment – the site is considered to be well connected with the adjacent SDL and will provide good cycling and pedestrian connections.*
- Bus service in the long term will not pass along Park Lane, eroding sustainability argument; *Officer comment – the bus service improvements include services along Park Lane, see Highways section of report*
- Appear to have given up on land swap concept to preserve football pitches; Have other sports uses been considered for part of the field?; *Officer comment – these are not material planning considerations, applications must be assessed on their merits.*
- Long term road works will affect local roads for the foreseeable future; *Officer comment - matters concerning construction impacts would not warrant a reason for refusal, such matters would need to be addressed within a Construction Environmental Management Plan (as required by proposed condition 8)*

Barkham Parish Council (BPC): Summary of Objections made in 2020:

- BPC is mindful that the proposed site is bounded on three sides by the Garrison SDL, the Hogwood Industrial Estate, does not project further into the countryside, and could be classified as semi-brownfield and some 50% of the site area will be greened to provide SANG and other recreational and open space. However, the position of the green spaces should provide greater screening of Hogwood Park from Park Lane and from the Hogwood Industrial Estate with respect to visual appearance and noise. The narrow belts shown in the various maps should be thickened to allow for reduced foliage in the winter months; *Officer comment –*

For reasons set out in the report, the proposed illustrative layout is considered acceptable and the existing tree buffer along Park Lane will be retained with further planting proposed. The existing tree buffer positioned between the site and the adjacent Industrial Estate is considered acceptable in its current extent. Notwithstanding the above, detailed landscaping for the site is a reserved matter, and as such, if it is considered that if further buffer planting is considered necessary along this boundary in conjunction with the reserved matters proposals, this would be dealt with through the landscaping condition details required under condition 16.

- Do not consider sufficient work has been done to reduce impact of additional traffic on Park Lane; the additional traffic will be an annoyance to those living on Park Lane and current users – with the Nine Mile Ride Extension passing so close to the site, it seems a wasted opportunity not to link this to Hogwood Park thereby feeding the additional traffic directly into the new SDL infrastructure; *Officer comment – the approved southern section of the Nine Mile Ride Extension (NMRE) includes a spur road which will connect the NMRE with Hogwood Lane to the south of and close to the proposed main access into the site, and therefore the site will benefit from convenient access onto the SDL road infrastructure.*
- All measures must be taken to encourage traffic to utilise the SDL infrastructure. Has a survey been completed to show how this can be achieved for the surrounding area on the ‘Quiet Lane’ principle? Such measures should include but not be limited to extension of the 30mph speed limit along the route from Nine Mile Ride to Langley Common Road; improved signage along the route to warn motorists of a change in environment, to direct traffic to use the appropriate infrastructure and give priority to pedestrians, cyclists and equestrians; introduce weight restrictions between Langley Common Road and Hogwood Industrial Estate; Introducing width restrictions and gateways at the Park Lane/NMRE junction; *Officer comment – the applicant has agreed to the cost of a Traffic Regulation Order concerning extending the existing 30mph speed limit further along Park Lane, to tie in with the existing 30mph speed limit on Biggs Lane. This would also include the signage and other traffic management measures that may be required to implement the 30mph speed limit. Details of these will be agreed at a later stage.*
- No pavement on Park Lane in the vicinity of the site entrance. This will deter journeys by foot towards Nine Mile Ride / California Country Park. Already a pedestrian crossing on Park Lane south of Hogwood Lane but one will have to be provided in the other direction to allow safe crossing of Biggs Lane; Footpath links towards the SDL District Centre should be confirmed; *Officer Comment – the illustrative site layout provides for footway/cycle paths within the site that will connect with Hogwood Lane, the adjacent Byway and District Centre (with details to be provided through condition 26). The site will connect to the northern part of the SDL via footpaths within the SANG and the applicant has agreed to provide a S106 contribution in respect of the provision of an improved pedestrian/cycle connection to the north of the SDL. A feasibility survey has been undertaken to assess whether a footpath could be constructed along Park Lane to the north but this is not possible without significant impact on the environment which is not considered reasonable.*
- The development is heavily dependent on the Arborfield Green development and its District Centre with respect to roads, shops, and recreational facilities to be sustainable. There is a lag between providing these facilities and the growing population in the SDL and BPC feels that the application should not be approved

until this infrastructure, especially completion of the NMRE and spur road, has been delivered; *Officer comment – part of the SDL infrastructure and local facilities serving the community are already operational such as the adjacent Bohunt secondary school, with the Arborfield north primary school currently under construction. The Arborfield Leisure centre is also open and available to members of the public. Notwithstanding this, as the application is outline in nature, should planning permission be forthcoming, a further process of securing detailed reserved matters for the site would need to follow. As such, it would not be anticipated that occupations on this site would commence until around 2023, by which time further facilities will be available. It is anticipated that the NMRE southern section including the spur road will have been constructed ahead of this site being built out. In any case, this approach is not justifiable as the same pre-conditions are not applied to other developments in the SDL.*

Finchampstead Parish Council: Summary of objections made in 2017:

- Object to loss of green space, particularly high quality sports provision; *Officer comment – the proposals would include the provision of green open space which would be for wider public use and enjoyment, the previous football training facility was in private ownership, and was not publicly accessible. Sport England raise no objection to the loss of the sports facility due to these being relocated to the Bearwood site, where improved facilities to support the needs of the club have been approved and are now operational. Although not a planning consideration, it should also be noted the Council would not provide such high specification pitches which have significant maintenance requirements.*
- Object to principle of development immediately adjacent to the Arborfield SDL. The SDL is a large development with particular volume and mix of housing with appropriate infrastructure. Further development around the edges of this or any SDL defeats the object and should not be permitted; *Officer comment – each site proposal is assessed on its own merits and in this instance, it is considered that the scale of proposals could be acceptably accommodated with no significant harmful impacts upon the surrounding area or upon the highway network. The development will be subject to CIL payments regarding other community infrastructure demands which help support the development.*
- No transport assessment has been provided; *Officer comment – the application is accompanied by a Transport Assessment, available to view on the website*
- Using new transport infrastructure being provided as part of the SDL would be unacceptable; no timeframe for the provision of the transport infrastructure, so traffic generated by the development would use existing road network which is already at over capacity; *Officer comment – the infrastructure associated with the SDL has progressed since the application was submitted, the proposals have been assessed as being able to be acceptably accommodated within the highway network.*
- Development appears dense; *Officer comment – the proposed density of approximately 27dph is considered appropriate for the location, comparable with the village edge density of the adjoining SDL. A significant area of open space is also being provided.*
- Inappropriate development in the countryside; *Officer comment - in this instance, the benefits of the proposals are considered to outweigh the locational policy conflict regarding development in the countryside.*
- Mix of homes should include affordable housing; *Officer comment – the proposal would provide policy compliant 40% on-site affordable housing (56 dwellings).*

- Parking appears to be insufficient; *Officer comment - parking numbers are not secured at outline stage, exact parking numbers and distribution in accordance with WBC Standards would need to be demonstrated through the Reserved Matters application – see Highways section of report.*
- Proposal and consultation is premature; *Officer comment – in accordance with advice contained within the NPPF, refusing this scheme on the grounds of prematurity would not be justified in this instance.*
- If development is considered a possible future option, the site should be submitted to WBC for consideration with all other sites through its 'call for sites'. This would allow a full evaluation of the site in terms of its potential for development and to contributing to future housing need. *Officer comment - It is noted that the site is proposed for allocation within the Draft Local Plan and in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.*

Finchampstead Parish Council: Summary of Objections made in 2020:

- Object to loss of green space, particularly high quality sports provision; *Officer comment – the proposals would include the provision of green open space which would be for wider public use and enjoyment. The previous football training facility was in private ownership, and was not publicly accessible. Sport England raise no objection to the loss of the sports facility due to these being relocated to the Bearwood site, where improved facilities to support the needs of the club have been approved and are now operational.*
- Object to principle of development immediately adjacent to the Arborfield SDL. The SDL is a large development with particular volume and mix of housing with appropriate infrastructure. Further development around the edges of this or any SDL defeats the object and should not be permitted; *Officer comment – each site proposal is assessed on its own merits and in this instance, it is considered that the proposals could be acceptably accommodated with no significant harmful impacts upon the surrounding highway network. The development will be subject to CIL payments regarding other community infrastructure demands*
- Inappropriate development in the countryside; *Officer comment – As noted in the report, in this instance, the benefits of the proposals are considered to outweigh the locational policy conflict regarding development in the countryside*
- If development is considered a possible future option, the site should be submitted to WBC for consideration with all other sites through its 'call for sites'. This would allow a full evaluation of the site in terms of its potential for development and to contributing to future housing need. *Officer comment - the site was put forward in the 'call for sites' process, has now been assessed for suitability and is being recommended for inclusion as an allocated site for housing within the Local Plan Update. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.*

Arborfield and Newland Parish Council: Summary of objections made in 2017:

- The site lies outside the defined boundary of the Arborfield Garrison SDL and therefore contrary to locational policy as set out in the Core Strategy; *Officer comment – for reasons outlined within the report, the location of the site in the*

countryside is not considered to give rise to significant harmful impacts which would warrant the refusal of planning permission

- the Transport Assessment is inadequate, specifically residential trip rates are too low, school drop-off demand has been hopelessly underestimated, and the TEMPRO growth rates used make no allowance for local committed development, which exists in massive amounts; *Officer comment – the TA has been assessed and is considered acceptable in respect of the trip rate assessment*
- no allowance has been made in Council transport plans for the traffic that would be generated; *Officer comment – Highways assessment of the proposals have not identified the need for additional traffic mitigation measures*
- new traffic would be added to the highway network in advance of the completion of Arborfield Bypass, directly contradicting an established limit on pre-bypass housing completions; *Officer comment - Arborfield Relief Road has now been built out and due to open imminently.*

Arborfield and Newland Parish Council: Summary of objections made in 2020:

- Maintains previous objection to the application/supports the specific objections raised by Finchampstead Parish Council and others;
- The Parish Council feels strongly that as the site lies outside of the defined boundary of the SDL it is therefore contrary to the locational policy as set out in the Core Strategy; any other decision other than to reject the application would be in clear contravention of the Councils policies in respect of the CS and MDD; *Officer comment - for reasons outlined within the report, the location of the site in the countryside is not considered to give rise to significant harmful impacts which would warrant the refusal of planning permission*

Local Members responses received following initial consultation exercise in 2017:

Simon Weeks, Ward Member for Finchampstead South:

Objects on following grounds:

- Core Strategy provides clear guidance on suitable locations and sites for large scale residential development. With Crest and MFT applications now approved, delivery of new major development is assured over next 10-15 years. The planned and phased infrastructure is for agreed number of up to 3500 homes, not an additional 140; *Officer comment – each site proposal is assessed on its own merits and in this instance, it is considered that the proposals could be acceptably accommodated with no significant harmful impacts upon the surrounding highway network. The development will be subject to CIL payments regarding other community infrastructure requirements.*
- The application would close the remaining green gap causing a merger of the three parishes; *Officer comment – It is considered that the development would not result in harm to the gap. Note the Trees and Landscaping section of report refers – no substantial adverse landscape or visual effects are identified with regards to a visual merger of the parishes.*
- If approved, the site would place additional unplanned pressures on all aspects of the current planned new infrastructure; *Officer comment – the proposals have been assessed as being able to be acceptably accommodated within the highway network and other infrastructure subject to the mitigation required by the permission.*

- Recent appeal decisions have confirmed single house developments in Park Lane and western end of Nine Mile Ride are unsuitable in terms of access/transport to existing local facilities. The site can't rely on future facilities within the Arborfield SDL; *Officer comment – the proximity of the site in relation to the facilities coming forward as part of the SDL means the site is considered sustainable with good access to local facilities.*
- The site has been submitted as part of the 'call for sites'. WBC should not pre-empt the outcome of this process. The application should be refused and re-submitted at a later date if the site is recognised as suitable after the appropriate site assessment has been completed; *Officer comment - It is noted that the site is proposed for allocation within the Draft Local Plan and in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance.*
- Application is premature and contrary to Core Strategy Policy CP11; *Officer comment – in accordance with advice contained within the NPPF, refusing this scheme on the grounds of prematurity would not be justified in this instance; For reasons outlined within the report, the locational policy conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission*

Rob Stanton – Member for Finchampstead North (at time of original consultation):

Objects on following grounds:-

- Application is beyond the settlement boundary for development and against policy; To allow it would set a precedent; *Officer comment – For reasons outlined within the report, the locational policy conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission; each application must be assessed on its individual merits.*

Charles Margetts – Member for Finchampstead North:

Objects on following grounds:-

- Application relates to development outside the settlement boundary, against current policy; No point having a settlement boundary if we allow development outside it; allowing the application would create a precedent and make a mockery of policy; *Officer comment – For reasons outlined within the report, the locational policy conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission; each application must be assessed on its individual merits. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.*

Gary Cowan – Member for Arborfield:

Objects on following grounds:-

- Supports the (Arborfield) Parish comments
- The site was countryside, previously used as cricket/rugby pitches; the original conditions associated with Reading FC moving on site need to be looked at with respect to an end use by RFC; Once the use as a training ground is over, it should be returned to its previous status which was not a housing estate; *Officer comment – this is not a material planning consideration and the Council must assess planning applications on their merits.*
- Application falls outside Arborfield Garrison SDL red line and as such is countryside. Such development drives a coach and horses through the Council's policies; if approved the CS and MDD are redundant as planning documents; *Officer comment – For reasons outlined within the report, the locational policy*

conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.

- No justification in highway terms to grant approval; it sets a dangerous precedent for SDL 'creep'; *Officer comment – there are no identified grounds on highways grounds to refuse the application, and each application must be assessed on its merits.*
- Core Strategy provides clear guidance on suitable locations and sites for large scale residential development. With Crest and MFT applications now approved, delivery of new major development is assured over next 10-15 years. The planned and phased infrastructure is for agreed number of up to 3500 homes, not an additional 140. *Officer comment – Each site proposal is assessed on its own merits and in this instance, it is considered that the proposals could be acceptably accommodated with no significant harmful impacts upon the surrounding road infrastructure or other infrastructure. The development will be subject to conditions and CIL payments regarding other community infrastructure requirements.*
- The application would close the remaining green gap causing a merger of the three parishes; *Officer comment – It is considered that the development would not result in harm to the gap. Note the Trees and Landscaping section of report refers – no substantial adverse landscape or visual effects are identified with regards to a visual merger of the parishes.*
- If approved, the site would place additional unplanned pressures on all aspects of the current planned new infrastructure; *Officer comment – see above comment regarding CIL payments relating to additional community infrastructure demands*
- Cllr Weeks' comments that "recent appeal decisions have confirmed single house developments in Park Lane and western end of Nine Mile Ride are unsuitable in terms of access/transport to existing local facilities. The site can't rely on future facilities within the Arborfield SDL" are very valid comments and highlights the lack of infrastructure which will undermine any such development; *Officer comment – the proximity of the site in relation to the facilities coming forward as part of the SDL are considered to render the site as being sustainable with good access to local facilities.*
- The site has been submitted as part of the "call for sites" and any approval prior to the evaluation of this site as part of that process would be pre-empting the outcome; the right and proper approach would be to allow a Public Inquiry to determine the merits or otherwise of this site when compared to all the submitted sites. *Officer comment – the site is proposed for allocation within the Draft Local Plan and in accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported.*

No additional local member responses have been received following the October 2020 re-consultation.

Neighbour responses received in 2017 following the initial consultation (letters were sent to over 700 neighbouring properties).

10 letters of objection were received in response to the first neighbour consultation exercise, the contents of which are summarised as follows:

- The proposal would increase the overload on resources within the community; What would the affects be on schools, hospitals and doctors? Resources are already stretched – promises of additions are not enough to cope with the expected influx of people; *Officer comment – the proposals would benefit from the local facilities being brought forwards within the adjoining SDL i.e. the secondary school is now open, with neighbourhood centres and two primary schools being brought forward. It is considered the schools could accommodate the additional pupil yield from the development. The proposals would also be subject to CIL payments with regards to mitigation of any identified additional impacts upon local services. Health provision is provided by the local Clinical Commissioning Group not the Council. They have advised no further health facilities are required in Arborfield and that the existing sites are able to accommodate additional patients.*
- The improvement in the road infrastructure is missing; *Officer comment – road infrastructure improvements are being implemented in the wider locality to serve the SDL and the proposals have been assessed as being able to be accommodated with no significant harmful impacts upon the surrounding highway network.*
- Does not answer the on-going issue of affordable housing for young people; *Officer comment – the proposal would provide an on-site policy compliant provision of 40% affordable homes (56 dwellings).*
- Another 140 homes, with potential of 280 cars, most of which will travel along Nine Mile Ride, the highway with the worst road surface in the borough. What consideration for this impact has been taken and what plans to resolve the ever worsening condition of this vital thoroughfare? *Officer comment – note the section on highways however the traffic impacts of the development have been assessed as not resulting in any adverse impacts upon the surrounding road network – issues concerning the conditions of WBC maintained roads should be reported through the Council’s website.*
- Development sits outside the Arborfield SDL in an area designated as countryside; *Officer comment – For reasons outlined within the report, the locational policy conflict in this instance is not considered to result in harmful impacts which would warrant the refusal of planning permission*
- Allowing the development would erode the already minimal green gap separating the Arborfield SDL and Finchampstead, and would set a dangerous precedent for a number of other potential developments on countryside between boundaries of the SDL and Finchampstead. Application should be refused on this basis; *Officer comment – It is considered that the development would not result in harm to the gap. Note the Trees and Landscaping section of report refers – no substantial adverse landscape or visual effects are identified with regards to a visual merger of the parishes*
- Moved to the countryside for peace and quiet, which seems to be gone with what you are doing to the lovely places. Why couldn’t it be used for the scouts, it has all the facilities; *Officer comment – this is not a material planning consideration, the Council has a statutory duty to assess planning applications on their merits*

Neighbour responses received in 2020 following the second consultation (letters were sent to over 700 neighbouring properties).

Neighbours: Sixteen responses have been received as a result of the additional public consultation exercise. A summary of the objections raised are as follows:-

- Wokingham and surrounding areas undergoing massive overdevelopment without proper infrastructure; overburdening of utilities supply; *Officer comment - WBC's strategic response to the housing delivery requirements include the provision of appropriate supporting infrastructure and services, for example three new schools (two primary schools and Bohunt secondary school) and highway improvements (Nine Mile Ride Extension, Arborfield Relief Road, Barkham Bridge and Shinfield Relief Road) etc.*
- Area can't cope with volume of traffic; narrow roads; increased traffic on local roads, realistically, driving is only appropriate transport mechanism; speed limits being ignored; Relief roads help with local traffic congestion but not motorway junctions; *Officer comment - the impacts of the proposals on the wider highway network has been assessed and considered acceptable; the site would be well connected with local facilities and a contribution towards the local bus service is to be secured to help promote alternative forms of travel; issues concerning speed limits being ignored should be reported through the Police for investigation.*
- Would like to see a solution to two dangerous spots (Biggs Lane and Commonfield Lane) for children travelling by bike to school – the increase in traffic will make the crossing even more dangerous; *Officer response – As part of the wider Arborfield SDL there are proposed improvements for walking and cycling across Biggs Lane along with improvements to Commonfield Lane.*
- Park Lane and the surrounding roads are now dangerous to cycle upon with increased residential traffic; Please set aside more acres for SANGs, provide safe off-road access to the Arborfield Civic Centre and ensure all surrounding roads have mixedability footpaths and cycle lanes installed before any more houses are built; *Officer comment – segregated ped/cycle paths are being provided as part of the wider SDL; the application development will provide for connected walking and cycle routes to the adjacent district centre, schools and surrounding area such as on Byway 18; the proposals are compliant with regards to SANG provision to serve the development.*
- Outside SDL; undermines the basis for the SDL; not in the local plan; *Officer comment - for reasons outlined within the report, the proposals are considered to be compatible with the objectives of the SDL and the location of the site in the countryside is not considered to give rise to harmful impacts which would warrant the refusal of planning permission. The site is recommended for inclusion as an allocated site for housing within the Local Plan Update. The NPPF is also clear that where a development does not result in significant harm and is sustainable, it should be supported.*
- Concerns over demand on SDL facilities and infrastructure; No provision of convenience shops or doctors or roads; secondary school is now bursting at the seams; *Officer comment – the proposals would be served by the local facilities being brought forwards within the adjoining SDL i.e. the secondary school is now open, with neighbourhood centres and two primary schools being brought forward. WBC Education team have raised no objection to the proposals with regards to school space capacity. The proposals would also be subject to CIL payments with regards to mitigation of any identified additional impacts upon local services. Health provision is provided by the local Clinical Commissioning Group not the Council. They have advised no further health facilities are required in Arborfield and that the existing sites are able to accommodate additional patients.*
- Further loss of countryside; Please consider other land usage such as park or other sports or recreational facilities; *Officer comment – each application must be assessed on its merits, however the proposals will include a large area of public*

open space which will be open and available to residents in the wider area. New sports facilities are provided adjacent as part of the Arborfield Green Leisure Centre. The development will provide a contribution under CIL to provide additional and improved facilities.

- Increase in traffic in the local area has resulted in lower air quality; *Officer comment – no objection has been raised by WBC Environmental Health concerning the impacts of the proposals upon surrounding air quality.*
- Increased likelihood of flooding; *Officer comment – the site is located in Flood Zone 1 where the risk of flooding is low. WBC Flood Risk officer raises no objection to the scheme on these grounds and the proposals will be supported by a detailed drainage strategy to be detailed at the reserved matters stage.*
- General impact could be reduced by making housing zero carbon with water collection for domestic use, use of solar panels, and energy efficient building standards; *Officer comment – the proposals would include energy efficiency and sustainability measures, to be detailed at the reserved matters stage.*
- Green space is being eroded in the area to make space for houses; needs to be a balance between housing and green space to ensure a pleasant environment for existing residents; *Officer comment – the proposals are considered to achieve an appropriate balance between the delivery of a housing scheme set within an attractive landscaped setting with the provision of useable public open space. It should be noted that the Council has a statutory requirement to provide land for housing.*
- Extensive development in the region / thousands of new homes already approved and developed. This has resulted in extensive land degradation and negative environmental impact to the local flora and fauna. The reclamation of local habitats have reduced native wildlife and forced them into a smaller and smaller area, which is simply not sustainable. *Officer comment – all new development proposals are required to demonstrate appropriate mitigation measures regarding impacts upon biodiversity. No objection has been raised by WBC ecologist to the application proposals on this basis, and the site will provide net gain in biodiversity terms over the existing situation.*

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network

	CP11	Proposals outside Development Limits
	CP17	Housing Delivery
	CP18	Arborfield Garrison Strategic Development Location
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport and Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB08	Open Space, sport and recreation
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
	TB25	Archaeology
		Appendix 2 – Parking Standards
South East Plan	NRM6	Thames Basin Heath Special Protection Area
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide – Section 4
		Affordable Housing SPD adopted June 2011.
		DCLG – National Internal Space Standards
		Arborfield Garrison SDL SPD
Barkham Neighbourhood Plan 2020	IRS1	Preservation of the separation of settlements
	IRS2	Recognise, Respect and Preserve the the Identity and Rural Setting of Settlements
	IRS3	Protection and Enhancement of the Natural Environment and Green Spaces

	IRS4	Protection and Enhancement of the Historic Character of the Area
	TC2	Properly Planned and Designed New Facilities
	AD1	New Development within Development Limits
	AD2	Prioritise Housing for Local Needs
	AD3	High Quality Development with Generous Open Space and Properly Landscaped
	AD4	Address Local Flood Risk Management
	GA1	Minimise Additional Traffic on Unsuitable Roads
	GA2	Implement Local Network of green Routes for Non-Motorised users
	GA3	Public Transport Improvements with Long Term Viability

PLANNING ISSUES

Application Site and Surroundings

1. The application site relates to the former Reading Football Club (RFC) training ground at Hogwood Park, in the Parish of Barkham. The site is bound to the east by Park Lane, to the south by Byway 18 which provides access to the school and the location of the forthcoming district centre site and beyond that, the Hogwood Industrial Estate. The grounds of the Bohunt secondary school is situated beyond the western boundary of the site and beyond the northeast boundary lies the Suitable Alternative Green Space (SANG) associated with the Arborfield Garrison Strategic Development Location (SDL) which is open to the public (Hazebrouck Meadows). There is currently one access into the site, located on Park Lane to the east.
2. Until earlier this year, the site had been in use as the training ground for Reading Football club since 2003. However, planning permission for a new training ground and associated facilities was granted in 2015 on land at Bearwood Park. Those facilities have now been built out and the club has therefore now vacated the application site and have commenced using the new facilities at Bearwood.
3. The north, south and western boundaries of the site adjoin the boundary line of the Arborfield Garrison Strategic Development Location (SDL). Outline planning permissions have been granted for developments of up to 3500 (2000 in the northern part and 1500 in the southern part.) A number of reserved matters applications for development parcels in the north of the SDL have been approved with approximately 539 completions so far. The first reserved matters for 178 units in the southern section of the SDL was approved in 2018, and is still under construction, with approximately 16 completions. The boundary of the Bohunt

secondary school site adjoins the western boundary of the application site and this has been open since September 2017.

4. The site falls within the countryside as whilst the site adjoins development limits to the south, it is not located within the Arborfield Garrison Modest Development Location, and is not an allocated site as identified within the Core Strategy.
5. Access to the site is off Park Lane. This will be linked with the new Nine Mile Ride Extension in the next couple of years providing good access to the A327, Reading and Bracknell. The site boundary running along Park Lane beyond the entrance to the north is lined with a row of mature leylandii trees. All other boundaries of the site are lined with established trees/hedges. The site itself comprises outdoor football training pitches, together with a number of single storey ancillary buildings and associated parking, which were used in connection with the training facility.

Development Proposals

6. The application proposals are for the redevelopment of the site to provide up to 140 dwellings, and associated Suitable Alternative Natural Greenspace (SANG) to serve the development. The proposal also includes the provision of an on-site children's play area, an informal grass playing pitch and open spaces. The application is a hybrid proposal in that outline permission is sought for the residential element, with full planning permission being sought for the SANG and access into the site.
7. The outline masterplan for the site proposes the housing element of the proposal to be located on the southern side, with the SANG provision to the north, connecting with the existing Hazebrouck SANG which serves the northern section of the Arborfield SDL.
8. The application was originally submitted at the end of 2016, and the associated public consultation commenced in early 2017. Some of the main comments received in response to the consultation exercise referred to the fact that the site was outside of the SDL, is not allocated and considered that the applicant should wait for the local plan process to run its course.
9. The site was put forward in the 'call for sites' process of the Local Plan Update (LPU) and the application has been held in abeyance, in order for the applicant to further engage with the local parishes, and for the LPU process to progress further. The most recent formal stage in the LPU process was a consultation on a Draft Plan between 3 February and 3 April 2020. Alongside the Draft Plan consultation, WBC published its assessment of all the promoted sites in the Housing and Economic Land Availability Assessment (HELAA), which concluded the application site to be potentially suitable for development. Policy H2 of the Draft Plan proposes to allocate the application site for around 140 dwellings. Notwithstanding the above, the LPU is at a fairly early stage of preparation and at the time of writing has limited weight in the decision making process. In summary, the planning status of the site at present remains unallocated.
10. However, as RFC have now vacated the site, and have commenced using their new training ground facilities at Bearwood, the applicant has requested that the

application is progressed and taken forward to planning committee for determination.

Principle of development

National Policy Context

11. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported and advises that arguments that an application is premature are unlikely to justify a refusal of planning permission other than in limited circumstances, where both:
 - (a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and
 - (b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.
12. In this case, the proposals are not considered so substantial in themselves nor would they contribute to a cumulative effect that undermines the plan-making process. Therefore, in this context, refusing the application on grounds of prematurity would not be justified in this instance.
13. 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.
14. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories.
15. However, the application site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Policies CP9, CP11 of the Core Strategy and Policy CC02 of the MDD seek to restrict development outside settlement boundaries other than in a few limited circumstances, and the scheme would not meet any of the cited exceptions criteria. The Arborfield and Barkham Neighbourhood Plan Policy IRS1 requires development proposals outside of development limits to comply with Policy CP11 of the Core Strategy and a) Preserve the character and appearance of the countryside; and b) Not lead to the physical, visual or perceived coalescence of existing settlements.
16. The Council can currently identify a 5 year housing land supply, and is therefore not currently reliant upon the application site to meet its housing need.
17. Whilst the application site is not located within the adjoining Arborfield SDL, its location immediately adjacent is considered to result in the provision of a site that is nonetheless considered a sustainable location for development. The objectives cited within the above referenced policies would be met through the development

proposals, in that the separate identity of settlements would be protected, the quality of the environment would be maintained and the development would be located where there is good access to services and facilities.

18. The rationale for creating the four SDLs within the borough, was in order to provide a strategic response to the requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026 as identified within Core Strategy policy CP17.
19. Wokingham identified that the majority of new residential development would be delivered in four Strategic Development Locations in order to strategically plan for and deliver the social, environmental and highways infrastructure necessary to support this significant population growth; whilst at the same time protecting other more sensitive areas of the borough from inappropriate and unsustainable development.
20. The physical location of the site in relation to the SDL with the eastern boundary formed by Park Lane, is such that in this instance, permitting development on a site beyond the existing settlement boundary is not considered to undermine the Council's strategic response to the planned population growth in the area. It is considered that the site would comfortably integrate with the SDL, providing occupants of the new homes with good access to a wide range of local services. The contained nature of the site with the boundary of Park Lane to the east means that development is unlikely to sprawl beyond this site into the wider countryside if permitted.
21. The Bohunt secondary school located immediately beyond the western boundary of the site is now open, and two new primary schools are also being delivered within the Arborfield SDL, one on the northern section and one to the south. These schools would be within walking/cycling distance of the application site. There will be a District and Neighbourhood Centre in the northern part of the SDL, along with a Neighbourhood centre in the southern part of the SDL, which will include a range of local shops and services and would also be within walking and cycling distances of the site. Improvement of existing bus services are also being secured as part of the SDL wide development.
22. As previously mentioned, the site was put forward within the 'call for sites' process of the Local Plan Update and whilst the LPU is still in relatively early stages, the application site has been assessed as being potentially suitable for development through the Housing and Economic Land Availability Assessment (HELAA). The Draft Plan proposes to allocate the site for around 140 dwellings. Whilst this process is still underway and the LPU is currently of limited weight in the decision making process, the proposed allocation is indicative of the Council's approach to provide sustainable new development
23. The site has now been vacated, and as such is considered to be an available windfall development site which would bring with it a number of benefits. Although the site is situated in the countryside, the site is not considered to be visually open countryside, and has been in private use since 2004 for the training facilities of RFC, with a gated entrance, accessible only to authorised persons. The proposals would provide public benefit by bringing the site back into public use, and to support the residential development, would provide on-site

recreational facilities such as a play area, an informal playing pitch and an attractive SANG provision, all of which would benefit a wider population than just those residing on the site and providing improved connections with the SDL. Due to the location sitting adjacent to the SDL, the site will also deliver the provision of 40% on-site affordable housing provision (equivalent to 56 dwellings).

24. A range of economic benefits would also derive from the development. These are likely to include the creation of a range of construction jobs and opportunities; increases in resident expenditure in the locality providing a boost to the local economy; and the creation of “spin-off” jobs in services and other firms resultant from wage spending and supplier sourcing from the occupiers of the new development. These economic effects align well with a wide range of national, regional and local policy objectives, in particular, increasing the supply of high quality, sustainable housing to meet projected increases in population and enhancing economic prosperity through creating employment opportunities for local people.
25. Therefore, whilst WBC can currently demonstrate a 5 year housing land supply, enabling further housing on suitable, sustainable sites are likely to further strengthen WBC’s case for the rejection of unsatisfactory, less sustainable sites elsewhere in the borough.
26. Having regard to the above factors, this application is considered to represent a sustainable development proposal with substantial public benefits and there are not considered to be any adverse impacts of granting planning permission that would outweigh those benefits. The NPPF presumption in favour of sustainable development is considered to be met and the application is therefore being recommended for approval.

Outline Layout and Design

27. Core Strategy Policies CP1 (Sustainable Development) and CP3 (General Principles for Development) requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character). These principles are also reflected within The Arborfield and Barkham Neighbourhood Plan Policy IRS2: Recognise, Respect and Preserve Identity and Rural Setting of Settlements. Policy AD3 requires new development to reflect the rural character and historic context of existing dwellings. The Government has also recently released a National Design Guide: *Planning practice guidance for beautiful, enduring and successful places* in October 2019.
28. Whilst the housing element of the proposals are outline in nature, an illustrative masterplan has been submitted to accompany the application. This proposes the main access into the site being taken using the existing access off Park Lane, with a secondary access positioned further along Park Lane to the north. Within the site, the housing layout would be situated within the southern half of the site, with the associated SANG to the north, adjacent to the southern boundary of the existing Hazebrouck SANG. The two SANGs would be connected via two access paths, for which the details and requirement for installation would be incorporated into the S106. Linking these spaces would serve to both provide the required Natural England circular walk distance, but would also enhance connectivity and

permeability opportunities between the north and southern parts of the adjacent Arborfield SDL.

29. The illustrative layout for the housing indicates a loosely arranged but connected hierarchy of streets, with the main road running through the central part of the housing layout. Dwellings are shown to be oriented so that they would address and provide frontages to the streets, and would face out towards the boundaries of the site, which is considered appropriate for a site of this nature which has an existing hedgerow/tree buffer around its perimeter. Providing a suitable buffer between the built form and the boundaries allows space for the provision of an attractive soft edge to the development which is considered appropriate in this location. The response received from the Crime Prevention Design Advisor (CPDA) also supports the illustrative arrangement incorporating a block structure with back to back gardens, and a building orientation that supports natural surveillance over the public realm. The response states that careful consideration should, however, be given to corner plots and all corner plot dwellings should benefit from a dual aspect or two active frontages. This point and other general comments regarding subsequent reserved matters design would need to be detailed at the reserved matters stage through a condition regarding how the design of the development has taken into account principles of Secured by Design (Condition 40).
30. The CPDA responses also raised a point regarding site security at the construction stage, and accordingly, recommended a further condition. However, the details requested have been included within the general CEMP condition required under condition 8.
31. The illustrative layout is considered to be reflective of the Key Design Principles of a 'village edge' location as set out within the Arborfield SPD. This states that *'Development should front onto and address open space and the surrounding landscape. Settlements edges should be carefully considered to reflect the rural context.'* The indicative residential density in such locations of between 25-30dph would also be achieved, with a proposed density of approximately 27dph.
32. The SANG provision associated with the proposals would be located on the northern section of the site, and the illustrative layout provides further integrated areas of public open space, including a 'community green' area located in the central part of the housing layout, which would contain a children's play area. This area would connect with the SANG via a green corridor of open space. The western side of the site would also accommodate an informal recreation area with the provision of an informal turf playing pitch.
33. The indicative layout also shows how the development of the site would successfully link with the wider SDL. The layout provides for a number of connected footpaths running through and around the site. As previously mentioned, part of Byway 18 runs adjacent to the southern boundary of the site. Upgrade improvements were undertaken to the Byway in order to provide a safe route to school from the wider area in connection with the opening of the adjacent Bohunt secondary school. However, the illustrative layout provides for a footpath running along the southern boundary of the site, via a footpath link into the site at the corner of Park Lane/Hogwood Lane. This has the potential to serve as an attractive alternative pedestrian/cycle route to the school/wider SDL from

Park Lane, and would benefit from natural surveillance from dwellings fronting on to the southern boundary. This proposed route would be detailed further within the subsequent reserved matters application, with the exact locations of where it would connect with Hogwood Lane and the Byway being agreed at that stage. From within the site itself, the walking distance to the District Centre area from the nearest/furthest properties within the site would be approximately 0.45km and 0.8km respectively.

34. In responding to the second consultation exercise, Barkham Parish Council's comments refer to the proposed layout and consider that the position of the green areas should have been used to provide greater screening of Hogwood Park from Park Lane and from the Hogwood Industrial Estate with regards to visual appearance and noise. However, it is considered that the illustrative layout as proposed is acceptable, with the SANG element of the scheme linking appropriately with the adjacent Hazebrouck SANG to create a larger SANG and provide access from the site through to the north. The existing Park Lane boundary of the site is tree lined, and it is proposed that this will be retained in conjunction with the proposals. The additional green areas proposed within the site are considered to be suitably located to serve their intended uses and further street tree planting will be secured throughout the development by condition and in conjunction with the reserved matters proposals.

35. As regards the boundary with the Hogwood Industrial Estate, the submitted acoustic reports raised no concerns regarding potential noise nuisance associated with the nearest adjacent uses, and the reports have been accepted by WBC Environmental Health Officer. The boundary between the site and the Industrial Estate is also currently tree lined, and considered acceptable. However, if additional planting along this boundary is identified as necessary at the reserved matters stage, this would be secured through the subsequent reserved matters proposals and detailed landscaping condition submission required under condition 16.

36. The overall illustrative layout is therefore considered to be appropriate in the context of its location immediately adjacent to the Arborfield SDL. Whilst the site is not currently allocated for housing provision, the proposals are nonetheless considered to be compatible with and complimentary to the SDL, and would integrate successfully with the overall SDL vision and masterplan. It's location outside of the SDL is therefore not considered to be such that would undermine the strategic objectives of the SDL, nor impact upon the wider area, but rather would serve to be compatible with them.

Scale

37. The accompanying Design and Access statement includes a Building Heights Plan which indicates that the site would provide dwellings of up to 2 storeys. Given the location of the site outside of the settlement boundary and in the countryside, heights of up to two storeys is considered appropriate, and would not appear out of scale or character with the surrounding area.

38. As previously referenced, the site is considered to be comparable with the village edge character where the SPD states that *'larger, wider plots with larger semi-detached forms and more spacing between plots will generate a more informal,*

character in response to the immediate rural context and should enhance the relationship between development and the open countryside’.

39. The future reserved matters application would therefore need to ensure that the proposed scale of development of up to two storey development is taken forwards to the detailed reserved matters proposals.

Appearance

40. Whilst the detailed design of the proposed dwellings would form part of the subsequent reserved matters application, a local character assessment contained within the Design and Access statement concludes that the local areas all typically have a strong landscape influence with open space and trees penetrating into the heart of development; trees and landscaping forming a key part of private curtilages; a variety of building heights up to two storeys; a predominance of detached dwellings; significant variation in building set-back; a variety of building relationships to the road; an informal layout; low density by contemporary standards and a common palette of building materials.
41. The subsequent reserved matters submission would therefore need to be accompanied with a Design and Access statement which demonstrates how the proposed design and appearance of the dwellings has paid due regard to the analysis of the variety of designs in the locality and how the overall character of the development would be compatible with and complimentary to the surrounding area. This should include addressing the Arborfield and Barkham Neighbourhood Plan Policies AD3 and IRS2 in terms of how the design of the proposals address the guidance contained within the Village Design Statements for Arborfield and Barkham.

Affordable Housing, Dwelling Mix and Standard of Accommodation

42. MDD policy TB05 (Housing Mix) requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area. The Arborfield and Barkham Neighbourhood Plan Policy AD2 requires proposals to demonstrate a balanced mix of housing to meet local needs. Core Strategy Policy CP5 requires that development outside the SDLs should secure 40% affordable housing. In this instance, the 40% affordable housing policy requirement would be wholly met by on-site through the provision of 56 dwellings. The proposed affordable housing dwelling mix would comprise a mix of 2, 3 and 4 bed houses with a tenure mix of 70% social rent and 30% shared ownership as follows:

Affordable Dwelling Type	Number
2 bed houses	30 (54%)
3 bed houses	18 (32%)
4 bed houses	8 (14%)
Totals	56 (100%)

43. This mix/split of affordable housing has been agreed in consultation with WBC’s housing team to ensure the proposals will ensure the delivery of mixed and balanced communities in accordance with policy CP5. The provision and delivery of the affordable housing element of the scheme would be secured through the accompanying S106 agreement. The locations of the affordable dwellings would be determined at the reserved matters stage.

44. The illustrative housing mix indicates that the remaining market dwellings would also comprise a mix of 2, 3, and 4 bed dwellings, however, the exact mix would be determined at the reserved matters stage paying due regard to relevant policies concerning housing mix and need. All of the dwellings will be required to meet or exceed the minimum size standards set out in the National Space Standards. However, as the housing element of the proposal is outline in nature, this will need to be demonstrated at the detailed reserved matters stage. The Borough Design Guide separation distances and minimum garden depth of 11m will also need to be demonstrated through the detailed plans submitted for reserved matters approval.
45. Condition 6 is recommended which removes permitted development rights of the properties. This is to ensure that any future proposals to extend the properties, including into the garden spaces, can be assessed through the submission of a planning application. This will help to restrict unacceptable encroachment into these important garden spaces which might otherwise benefit from permitted development rights. The reserved matters proposals will therefore need to demonstrate a good mix, balance and quality of dwelling types and sizes so that a range of housing needs can be met. This will ensure that the development is sustainable in meeting the housing needs of the community.

Neighbouring Residential Amenity

46. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
47. The illustrative masterplan submitted with the application demonstrates that all dwellings on the site are capable of meeting all separation distances in excess of the standards set by WBC's Borough Design Guide.
48. Noise, disturbance and inconvenience during the construction period will be managed and minimised as far as is reasonable through good practice and through the existing conditions of the outline consent; which require the submission (for the Council's approval) of a Construction Environmental Management Plan and which restrict the hours of construction activity. The submission of such details would be secured through condition 8.
49. The existing boundary landscaping which will be retained with further planting provision as part of the proposals offers appropriate screening with regards to the neighbouring uses, in particular the school site. The proposals are therefore not considered to give rise to concern with regards to issues of safeguarding.

Trees, Landscaping and Open Space

50. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native, –

planting as an integral part of any scheme. In addition to requiring compliance with CP11 concerning development in the Countryside, the Arborfield and Barkham Neighbourhood Plan policy IRS1 requires development outside development limits to preserve the character and appearance of the countryside and not lead to the physical, visual or perceived coalescence of existing settlements; Policy IRS2 requires development proposals to recognise, respect and preserve the identity and rural setting of developments.

51. A detailed Arboricultural Planning Statement (APS) was submitted alongside the application and it should be noted that the Trees and Landscape officer raises no objection to the proposals in terms of landscape or visual effects of the proposals and considers that although the site is located within the countryside and outside the Arborfield SDL boundary, it has a strong association with the existing SDL site with the new secondary school and commercial centre to the west, SANG to the north and existing Hogwood Industrial Estate to the south. In reviewing the proposals, WBC Trees and Landscape officer does not consider the separation of the new Arborfield Garrison settlement and that of Finchampstead North would be compromised in landscape terms.

52. The proposals would, in the main, see the retention of the majority of existing trees/hedgerows and vegetation on the site. The existing and well established tree and hedge lined boundary of the site will provide an attractive setting enclosing the proposals, with further tree and hedge planting being provided elsewhere throughout the development. Where trees are proposed for removal (22 identified within the APS), none of these are significant and as such no objection has been raised, and the proposals will provide a significant amount of additional and replacement planting, both within the newly created areas of open space, as well as street planting within the residential layout, in order to provide an attractive landscaped setting for the development and to compensate for the small amount of tree removal which would need to take place in order to accommodate the development. The outline landscaping details submitted indicate that the number of new trees to be planted in conjunction with the proposals would be in excess of 200, and whilst the detailed landscaping proposals and exact number of new trees for the scheme would be secured by condition 16, this will significantly exceed a replanting ratio of two trees being planted for every one removed. This is due to the limited number of existing trees that would need to be removed, compared with the extent of new trees which would be required across the site to provide for an attractive landscaped setting for the development.

53. In conclusion, WBC Trees and Landscape officer raises no objection to development in this particular location and does not consider that the proposals would result in substantial adverse landscape or visual effects but that the scheme would provide positive landscape benefits to the surrounding character of the area as the proposed structural planting matures.

54. For these reasons, the proposed development is not considered to result in an unacceptable encroachment into the countryside and would not have an adverse impact on the character and appearance of the area. It would therefore not conflict with the aims of Policy CP11 on this basis.

55. Policy TB08 of the MDD DPD lays out the required standards for development in terms of Public Open Space (POS) provision. The submitted proposals would be policy compliant with regards to the provision of the typologies of open space required by Policy TB08, with the exception of allotment provision which will be provided off site as the minimum size required for an onsite allotment provision is 0.4ha, which the requirements of the scheme would not trigger. As such, a commuted sum will be secured through the S106 for this to be provided elsewhere locally. Additional open space amounting to 0.97ha is being proposed, which would include areas of landscaped open space, a central green containing a children's play area, an informal recreation area with a grass playing pitch, as well as a green buffer around the perimeter of the east, southern, and part of the western boundary. The provision requirements of these open space typologies are to be secured through the S106, with the detailed design of the various areas being provided at the reserved matters stage.

Suitable Alternative Natural Greenspace (SANG)

56. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Core Strategy policy CP8 establishes that new residential development within a 5km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. Planning authorities must therefore apply the requirements of regulation 61 of The Conservation of Habitats and Species Regulations 2012 (as amended), to housing developments within 5km of the SPA boundary.

57. As the site lies approximately 2.3 km from the nearest part of the boundary of the Thames Basin Heaths Special Protection Area (SPA), mitigation measures include the provision of 2.83ha of SANG in the northern part of the application site. This is in excess of the policy requirement of 2.69ha for the scheme of the size proposed. An appropriate assessment has been undertaken and is annexed to this report. As previously referenced, this area would also link directly into the adjacent Hazebrouck SANG increasing the attractiveness of the area and creating further connectivity links within the SDL and to people living to the east and along Nine Mile Ride. It should be noted that Park Lane from the entrance at Hogwood Park to Nine Mile Ride to the south will be downgraded when the NMRE is constructed and this will provide an attractive pedestrian / cycle route. The implementation of this will be controlled by the S106 agreement and the SANG will need to be open for public use prior to the occupation of any of the dwellings.

Ecology and Biodiversity

58. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. This is also reflected within Arborfield & Barkham Neighbourhood Plan Policy IRS3: Protection and Enhancement of the Natural Environment and Green Spaces.

59. An Ecological Appraisal was submitted with the application, and has recently been updated. The application site does not include any statutory or non-statutory ecological designations. The closest designation to the site is Hogwood

Shaw Local Wildlife Site (LWS), located approximately 10m south of the site. The nearest statutory ecological designation is Longmoor Bog SSSI, located approximately 0.6km from the site. Thames Basin Heaths SPA is also located approximately 2.3km to the south west from the site.

60. The Ecological Appraisal recognises that hedgerows are a habitat of principal importance within the site, and therefore recommends that the boundary hedgerows to this site should be retained and buffered from the development. WBC Ecologist agrees with this approach as this will allow them to act as wildlife corridors around the site and, providing the development has sufficient offset from the hedgerow, will allow access for ongoing management.
61. The indicative layout shows the houses fronting on to the hedgerows and ecologically this is a preferred layout as it gives good access for ongoing management and limits the possibility for encroachment into the buffer zone later down the line. WBC Ecology officer advises that the hedgerow and buffer zone should be lit by artificial light as little as possible. Conditions 14 and 22 are recommended with regards to these matters and will require the reserved matters submission to reflect these principles with regards to a boundary buffer zone and sensitive lighting.
62. Ecological mitigation and enhancement measures will be secured across the site and in addition to the provision of SANG and general landscaping proposals, these will include the provision of bat, bird, and invertebrate boxes within the development (secured by condition 23).

Protected species

63. The surveys undertaken in association with the submitted ecology appraisal indicated limited opportunities for protected, rare, notable or Priority Species. However, the report advises the site provides potential opportunities for reptiles and nesting birds. Low levels of bat activity were also recorded offsite along the byway to the south. The report therefore states that appropriate mitigation measures, centred on supervised vegetation clearance and careful timing of works, would therefore be implemented to safeguard protected species during relevant site clearance works. Such precautionary mitigation measures would need to be included within the Construction Environmental Management Plan (to be submitted under condition 8).
64. In order to ensure ecological permeability is maintained not just within the SANG but through the whole site (including back gardens) for hedgehogs, reptiles, and amphibians, condition 21 requires a detailed scheme to be submitted which details how the proposals will maintain or enhance the ecological permeability of the site.

Net gain for biodiversity

65. The NPPF para 170 (d) requires development to provide net gains for biodiversity where possible. WBC Ecologist is satisfied that the proposed scheme demonstrates that there will likely be biodiversity net gain (BNG) in terms of habitats in accordance with the NPPF, including through the provision of the SANG. Notwithstanding the above, this will also need to be demonstrated through the detailed submissions made at the reserved matters stage.

Transport, Highways and Parking

66. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network. Policy GA1 of the Arborfield and Barkham Neighbourhood Plan is concerned with minimising additional traffic on unsuitable roads, while Policy GA2 seeks to ensure that development proposals do not inhibit the delivery of the wider network of Greenways and other PROWs. Policy GA3 – Public Improvements with Long Term Viability states that as a general principle, improvements to public transport will be supported, recognising that schemes must have the prospect of long term viability.
67. The application is accompanied by a Transport Assessment (TA) (updated in Aug 2020) which assesses the impact of development, both in terms of the traffic generated by the development itself, in comparison with its former use and in the context of the cumulative impact of additional residential development within the neighbouring SDL.
68. The assessment identifies that the impact of the development, both individually and cumulatively with the adjacent SDL development, would not be severe and would not result in an adverse impact on the operation and safety of the local highway network. The submitted TA has been reviewed and WBC Highways are satisfied that the surrounding road network would be able to acceptably accommodate the travel demands of the site. It should be noted that many of the problem junctions have already been upgraded or will be as part of the SDL development.
69. Some of the comments received as part of the consultation exercise raised concerns regarding the proposals relying on the planned infrastructure associated with the SDL with no timeframe for such provision. It is noted that since the application was submitted, the supporting road infrastructure for the SDL has progressed, with the first section of the Nine Mile Ride Extension having been built and opened (linking the A327 with the Bohunt Secondary School), and a reserved matters approval secured for the southern section of the Nine Mile Ride Extension (NMRE) (ref: 192997). WBC are building out this scheme and construction works are expected to commence in 2021 / 2022. It is expected that the NMRE will be operational before this site is built out.
70. The overall NMRE route will run through the SDL connecting the western end of Nine Mile Ride, with the newly built Arborfield Cross Relief Road. The southern section of the NMRE includes a Hogwood Spur Road which will tie in with Park Lane North at its intersection with Hogwood Lane, which is located just beyond the south eastern boundary of the application site. The remaining section of Park Lane will be downgraded and will make an attractive route linking into Byway 18 for pedestrians and cyclists. These highways infrastructure improvements will therefore also serve to further connect the application site with the wider Arborfield SDL area and beyond.
71. The speed limit along Park Lane to the south of the application site to after its junction with Nine Mile Ride has already been reduced to 30mph in conjunction

with the Council's safe routes to school enhancements in the locality. At present, the speed limit remains at 30mph for a short distance beyond the existing access to the site, before returning to 60mph. As such, WBC Highways recommend that the applicant pays the cost of securing an extension of the 30mph limit further along Park Lane to the north. This is therefore reflected in the S106 Heads of Terms.

Public Transport & Travel Planning

72. In order to encourage use of non-car modes, a contribution is being sought towards implementation of the Arborfield Bus Strategy as well as to the Council's 'My Journey' initiative, both of which would be secured through the associated S106 agreement. Such contributions are necessary to help encourage the use of alternative modes of transport other than by private car. The nearest bus stop is located on Park Lane to the south of the main entrance to the site. Although a comment was raised within the consultation responses that there will be no buses running along Park Lane in the long term, this is not the case, and since the application was submitted, the bus route number 3 serves Park Lane, having been delivered as part of the Arborfield Bus Strategy, and a contribution towards further bus service improvements will be secured through the S106.

Illustrative Layout

73. The main access into the development would be from the existing access on Park Lane, with a secondary access located further along Park Lane to the north. Details for these have been reviewed as part of the application and considered acceptable, however full highways details of the accesses would be provided through conditions submissions.

74. The proposed illustrative layout is considered acceptable in highways terms, both for vehicles, but also for pedestrians and cyclists alike. However, given the proximity of the site with the adjacent secondary school, it is acknowledged that the site could be used as a school 'drop off' point. As such, and in order to avoid unacceptable parking within the development, the proposals have factored in an informal drop off area, which would be located in the south western corner of the site, close to where the site would connect with the adjacent Byway and school. This will be a clear benefit to residents in the wider area. The detailed layout including roads within this area will form part of the future reserved matters proposals.

75. The development will also provide for improved permeability within and from/to the site by walking and cycling. However, a condition is recommended which would provide details of all walking/cycling routes connecting the site with the SDL and wider area (condition 26). Whilst these have been indicated at the application submission stage, the development of the wider SDL has progressed since the submission, and as such, the details would need to reflect the updated infrastructure and development which has occurred since the submission, and would also need to include links with the consented NMRE southern route as well as the Hogwood Industrial Estate.

76. Barkham Parish Council have raised concern at the lack of a footpath outside the entrance to the site and located along Park Lane running north from the application site towards the new primary school in Biggs Lane. However, the illustrative site layout provides for footway/cycle paths within the site that will

connect with Hogwood Lane, the adjacent Byway and District Centre (with details to be provided through condition 26). The majority of the section of Park Lane heading north is unlit and lined with trees with little existing highway verge available. However in response officers requested that a feasibility study for a footpath running north be undertaken to determine if it would be possible to construct an acceptable footpath. This survey demonstrated that although possible, it would require additional land in to order for the footpath to meet the standard widths and this would result in significant tree loss, including TPO's and impact on the SANG and ecology to an unacceptable level when viewed against the level of likely usage along this section of highway. This was also balanced against the fact that the proposal would provide connecting routes to Biggs Lane for pedestrians via Byway 18 and the Arborfield development and also the SANG. The applicant has agreed to provide a S106 contribution in respect of the potential provision of an improved pedestrian/cycle route in this area, also potentially through the SANG. The Council is leading on providing this route as part of its Greenways Project.

77. Moreover it would be expected that the majority of trips made on foot would be to the west of the site, where the majority of the SDL facilities will be located such as the District Centre, shops, secondary school and leisure facilities, while trips along Park Lane would be limited. It would also be possible to travel on foot to the primary school on Biggs Lane via these routes which would be around a 15-20 minute walk (approximately one mile away), which is considered acceptable. It should also be noted that this route would be very similar in distance to a route along Park Lane (if a footpath were provided) which would also be approximately one mile from the site. Note there is also a planned primary school to the south along the Hogwood Spur and Nine Mile Ride Extension.

78. Another consideration is whether requiring the provision of a footpath along Park Lane would meet the planning tests. Guidance states that planning obligations can only be applied "where they assist in mitigating the impact of unacceptable development to make it acceptable in planning terms." Planning obligations should only be sought where they meet all of the following tests:-

- necessary to make the development acceptable in planning terms;
- directly related to the development;
- fairly and reasonably related in scale and kind to the development.

79. In this instance, it is considered that the Council requiring a new footpath along Park Lane to the north to mitigate the development is not necessary or fairly and reasonably related in scale and kind to make the development acceptable as alternative routes can be provided and therefore would fail to meet the tests. As such it is considered that a new footpath along Park Lane is not appropriate, particularly given the constraints along this route and the impacts on the environment.

80. Further detailed highways matters will be dealt with at the reserved matters stage and through conditions submissions recommended. This will include car & cycle parking, highway widths and alignments, tracking for refuse and emergency vehicles, service margins and other related highways layout details.

Parking and Cycle Parking

81. In line with Core Strategy Policy CP6 and MDD DPD Policy CC07, and the Council's standards, as currently set out in MDDL Appendix 2, the reserved matters will need to demonstrate that the development will incorporate parking and cycle parking in line with the Council's standards. Notwithstanding that this is an application for outline planning permission, details have been submitted which indicate that the illustrative layout could accommodate the parking requirements of the illustrative housing mix in line with policy. This will need to be further demonstrated and detailed further at the reserved matters stage to reflect the final proposed mix.

Flooding and Drainage

82. 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. In addition, Policy AD4 of the Arborfield and Barkham Neighbourhood Plan requires planning applications to address a number of factors relating to flood risk and principles of Sustainable urban Drainage Systems.

83. The application site falls within Flood Zone 1 where the risk of flooding is low. Greenfield runoff rates for the site have been determined and attenuation volumes calculated to cater for the 1 in 100 year flood event with a 40% allowance for climate change before discharging into the ditch to the western boundary at greenfield rates.

84. Surface water run-off will be managed using a Sustainable Drainage System (SuDS) including attenuation in pipelines and an attenuation basin located in the north of the site, before being discharged at the greenfield run-off rate. WBCs Flood Risk and Drainage Advisor has reviewed the drainage strategy details submitted in support of this application for the site and is satisfied with the details for the purposes of this outline planning application. Further detailed information will need to be submitted and formally agreed under a separate conditions application, once the detailed layout of the site is approved in conjunction with the subsequent reserved matters application. Condition 24 is therefore recommended in this respect.

Environmental Health

85. Core Strategy Policy CP3 requires that new development should be of a high quality of design that does not cause significant detriment to the amenities of adjoining land users and their quality of life. Reports relating to considerations of Environmental Health included a Phase 1 Desk Study relating to potential contamination, a noise report and an air quality assessment. No objections have been raised by the EHO in relation to concerns regarding noise impacts either to or from the development or upon air quality.

86. However, the Phase 1 Desk Study relating to contamination identified several potential sources of on and off-site contamination which could pose a risk to the proposed end users. Detailed Phase 2 intrusive investigations are therefore recommended across the site to confirm the presence or absence of these and to

identify what remediation may be required. As such, condition 32 is recommended in order to ensure that any identified contamination is remediated in accordance with a scheme to be agreed in writing by the Council.

Sustainable Design and Construction

87. 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. This is amplified by MDDL policies CC04: Sustainable design and construction and CC05: Renewable energy and decentralised energy networks and the Sustainable Design and Construction Supplementary Planning Document (May 2010). As the proposal is residential proposal of over 1000sqm, Policy CC05 also advises that planning permission will only be granted for such proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology.

88. An outline energy statement has been submitted in support of the application, which sets out the various renewable and low energy technology measures which could be used in the design of the development in order to reduce energy demand on site, and as such, reduce CO₂ emissions. The potential measures identified include photovoltaics (PV) solar panels, solar water heating and air source heat pumps.

89. However, whilst the submitted sustainability report sets out various potential measures which could be used to achieve a 10% reduction in CO₂ emissions, the final layout and dwelling designs will not be finalised until the reserved matters stage. As such, condition 33 requires the reserved matters submission to be accompanied by a further sustainability and energy efficiency report which demonstrates compliance with Policy CC05.

90. As referenced earlier in the report, in conjunction with the proposals, a significant number of new trees would be planted across the site (over 200), which would also help reduce CO₂ emissions, and further contribute towards the Council's Climate emergency commitment response to working towards achieving zero carbon developments.

Impact on Listed Buildings and Heritage

91. Policy TB24 of the MDD sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings and the Arborfield and Barkham Neighbourhood Plan Policy IRS4 requires development proposals to demonstrate how they protect or enhance the historic and natural character of the area. There are no designated or undesignated heritage assets within the site and none are located within such a distance from the site that their setting would be affected by the proposals. The proposals would therefore not have a detrimental impact upon the special interest or setting of any nearby Listed Buildings or designated Heritage Assets.

Archaeology

92. MDD Policy TB25 states that in areas of high archaeological potential, applicants

will be required to provide a detailed assessment of the impact on archaeological remains. If development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

93. An Historic Environment Desk-Based Assessment was submitted in support of the application. Berkshire Archaeology's response states that the document usefully provides details regarding the known archaeological and historic context of the proposal site. However, as there is ongoing development work within Arborfield Garrison they recommended that the HER search is updated to ensure any new information is included as a first step. Therefore, further evaluation of the archaeological potential of the site will be required through field work, the first phase of which would be trial trenching. As such, Berkshire Archaeology recommend a relevant condition is imposed, requiring the submission of a written scheme of investigation which secures a programme of archaeological work. Condition 39 therefore refers.

Employment Skills Plan

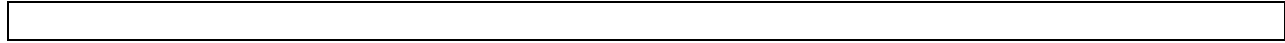
94. Policy TB12 of the Wokingham Borough Council MDD, requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a supporting method statement. However, in this instance, the applicant has elected to pay a contribution in lieu of the provision of an Employment Skills Plan and as such, this would be secured within the S106 agreement.

The Public Sector Equality Duty (Equality Act 2010)

95. 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

For the reasons outlined in the above report, the site is considered to be a sustainable and suitable windfall development site that would offer public benefit to help meet the needs of the community and delivers on Wokingham's development aspirations for the area. The application will deliver high quality development in accordance with the Council's overall spatial strategy and although it is situated beyond the existing settlement boundary within the countryside, the benefits of the scheme outweigh the limited conflict with the development plan and as such there are not considered to be any resulting harmful impacts arising from the proposals which would warrant the refusal of planning permission on this basis. There are no other material planning considerations of significant weight that would dictate that the application should be refused. Officers therefore recommend the application for approval, subject to the conditions listed and an accompanying S106 agreement.



Encs. Site location plan; Illustrative Masterplan; Building Heights Plan; Soft Landscape
General Arrangement Plan; Appropriate Assessment