

Agenda Item 44.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Major Development Proposal
RM/2014/2062	17/13	Shinfield	Shinfield South	

Applicant Persimmon Homes
Location Land at the Manor, bordered by Brookers Hill, Hollow Lane and Church Lane, Shinfield **Postcode** RG2 9BX
Proposal Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings a sports pavilion public open space landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.
Type Reserved Matters
PS Category 7 (small scale major developments, dwellings) (EIA development)
Officer Nick Chancellor

FOR CONSIDERATION BY Planning Committee on 16/09/2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The Reserved Matters application site is located to the south of Brookers Hill, west of Hollow Lane and north of a recent residential development at Gloucester Avenue. The site consists of previously developed land within the Modest Development Location of Shinfield, within development limits but outside of the South of M4 Strategic Development Location.

Followed the council's decision to refuse application O/2011/0204, Outline planning consent for up to 126 residential units on the site was granted on 08/01/2013 under appeal reference APP/X0360/A/12/2179141 and subsequently varied under application VAR/2013/0602. This planning permission establishes the principle of access to the site together with the quantum of development and development parameters, details of which were reserved for later determination. Thus, the principles for development of the site have already been established and the reserved matters applications will add further detail to what has already been agreed.

This current application is a reserved matters application for 126 dwellings. The purpose of this application is to provide further detail in respect of the layout scale, and the appearance of the buildings and landscaping as it relates to the eastern part of the site approved for residential development. The application relates only to the eastern part of the larger site approved in Outline and does not include details for the public open space, sports pitches and pavilion that were approved immediately to the west. A Reserved Matters application for the western part of the Outline site has not yet been submitted; however, the two halves can each be brought forward independently, as established by the Inspector within the appeal decision. There is not therefore a planning requirement for the pavilion and public open space to be provided in conjunction with the eastern residential component.

The application is before the Planning Committee as it is a major development that is recommended for approval. The scheme has been revised following pre-application

discussions and during the course of this application to ensure compliance with the Council's amenity standards and to secure a high quality public realm.

The proposal would provide for an acceptable level of amenity for the future occupants of the dwellings together with an acceptable impact on ecology, traffic, highway safety and flood risk. In addition it would also contribute to the delivery of housing numbers and assist the council in maintaining a 5 year housing supply. The development would not have a significant detrimental impact on the character of the area or on existing residents. In design terms, the proposal meets the council's standards pertaining to internal space, garden depths and parking. Parts of the development are not requested to be adopted as public highway and the developer's responsibility to maintain the private roads in perpetuity will be secured by a new section 106 legal agreement. There is no unacceptable impact on ecology, traffic, highway safety or flood risk subject to compliance with the conditions attached to the Outline planning permission and further conditions set out below. A section 106 legal agreement has been secured under the Outline planning permission and will mitigate the impact of development on local infrastructure, in accordance with the council's (now superseded) Planning Advice Note. The development is therefore considered acceptable and it is recommended that Reserved Matters are approved.

PLANNING STATUS

- Modest Development Location (southern and eastern, developed part of the site)
- South of the M4 Strategic Development Location (SDL) (pocket of land to the far west of the site, required for SUDS infrastructure)
- Allocated Housing Development Site (sites within modest development locations)
- Avenue of trees along the access road protected under TPO 1193/2007
- Green Route (A327 Hollow Lane north of Brookers Hill and south of Shinfield FP10)
- Green Route Enhancement Area (A327 Hollow Lane between Brookers Hill and FP10 – also further south)
- Listed Buildings: St Mary the Virgin, Church Lane (Grade 1); Milton Sandford Restaurant, Church Lane (Grade II); Church Farmhouse, Church Lane (Grade II); and granary at Church Farm House (Grade II); Lane End Farmhouse, Shinfield Road (Grade II)
- Area of Special Character to the south (Hollow Lane)
- Shinfield Footpath 10
- Gas pipeline consultation zone, parallel to Brookers Hill (Burghfield Power Station supply)
- Mineral Consultation Area (south-western corner)
- Contaminated Land
- Groundwater protection zone
- Thames Basin Heaths Special Protection Area 7km linear consultation zone
- Nuclear Consultation Zone (HSE to be consulted on schemes of 200 or more dwellings)
- Area of archaeological potential (southern corner of site)

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the conditions listed below and completion of a new section 106 agreement to confirm the extent of adoptable highway. The agreement will also require the delivery and future maintenance of non-adoptable areas (including parts of the Public Right of Way) to an appropriate standard and for these non-adopted roads to be maintained in perpetuity as such.

1) Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2011/0204 dated 08/01/13 as varied by VAR/2013/0602 dated 18/06/13 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No	Title	Received by the LPA
Layout Drawings		
793-PL-01 Rev B	Planning Layout	04.09.2015
793-PL-02 Rev B	Information Layout	04.09.2015
793-PL-03 Rev A	Storey Heights Plan	20.08.2015
793-PL-04 Rev A	Unit Types Plan	20.08.2015
793-PL-05 Rev A	Parking Strategy Plan	20.08.2015
793-PL-08 Rev A	Character Area Plan	20.08.2015
793-PL-09 Rev B	Location Plan	21.08.2015
Street Scenes		
793-PL-SS01 Rev A	Proposed Street Scene 01	25.08.2015
793-PL-SS02 Rev A	Proposed Street Scene 02	25.08.2015
793-PL-SS03 Rev A	Proposed Street Scene 03	25.08.2015
793-PL-SS04 Rev A	Proposed Street Scene 04	25.08.2015
793-PL-SS05 Rev A	Proposed Street Scene 05	25.08.2015
793-PL-SS06 Rev A	Proposed Street Scene 06	25.08.2015
House Types		
793-PL-GR-E1 Rev A	Grazely - Elevations	20.08.2015
793-PL-GR-P1 Rev A	Grazely - Floor Plans	20.08.2015
793-PL-HT-E1 Rev A	Hatfield - Elevations	20.08.2015
793-PL-HT-P1 Rev A	Hatfield - Floor Plans	20.08.2015
793-PL-CL-E1 Rev A	Clayton - Elevations	20.08.2015
793-PL-CL-P1 Rev A	Clayton - Floor Plans	20.08.2015
793-PL-CL-C-E1 Rev A	Clayton Corner - Elevations - Brick	20.08.2015
793-PL-CL-C-E2 Rev A	Clayton Corner - Elevations - Render	20.08.2015
793-PL-CL-C-P1 Rev A	Clayton Corner - Floor Plans	20.08.2015
793-PL-LO-E1 Rev A	Longthorpe - Elevations	20.08.2015

793-PL-LO-P1 Rev A	Longthorpe - Floor Plans	20.08.2015
793-PL-LE-E1 Rev A	Leicester - Elevations - Render	20.08.2015
793-PL-LE-E2 Rev A	Leicester - Elevations - Brick	20.08.2015
793-PL-LE-P1 Rev A	Leicester - Floor Plans	20.08.2015
793-PL-LU-E1 Rev A	Lumley - Elevations - Tile	20.08.2015
793-PL-LU-E2 Rev A	Lumley - Elevations - Brick	20.08.2015
793-PL-LU-P1 Rev A	Lumley - Floor Plans	20.08.2015
793-PL-MY-E1 Rev A	Mayfair - Elevations - Render	20.08.2015
793-PL-MY-E2 Rev A	Mayfair - Elevations - Brick	20.08.2015
793-PL-MY-P1 Rev A	Mayfair - Floor Plans	20.08.2015
793-PL-MB-E1 Rev A	Marylebone - Elevations	20.08.2015
793-PL-MB-P1 Rev A	Marylebone - Floor Plans	20.08.2015
793-PL-RE-E1 Rev A	Regent - Elevations	20.08.2015
793-PL-RE-P1 Rev A	Regent - Floor Plans	20.08.2015
793-PL-GR-E2 Rev A	Grazely - Elevations	20.08.2015
793-PL-GR-P2 Rev A	Grazely - Floor Plans	20.08.2015
793-PL-HT-E2 Rev A	Hatfield - Elevations	20.08.2015
793-PL-HT-P2 Rev A	Hatfield - Floor Plans	20.08.2015
793-PL-WH-E1 Rev A	Whitehall - Elevations	20.08.2015
793-PL-WH-P1 Rev A	Whitehall - Floor Plans	20.08.2015
793-PL-LO-E2 Rev A	Longthorpe - Elevations	20.08.2015
793-PL-LO-P2 Rev A	Longthorpe - Floor Plans	20.08.2015
793-PL-MY-E3 Rev A	Mayfair - Elevations	20.08.2015
793-PL-MY-P2 Rev A	Mayfair - Floor Plans	20.08.2015
793-PL-CH-E1 Rev A	Chillingham - Elevations - Render	20.08.2015
793-PL-CH-P1 Rev A	Chillingham - Floor Plans	20.08.2015
793-PL-CH-E2 Rev A	Chillingham - Elevations - Brick	20.08.2015
793-PL-CH-P2 Rev A	Chillingham - Floor Plans	20.08.2015
793-PL-MB-E2 Rev A	Marylebone - Elevations - Render	20.08.2015
793-PL-MB-E3 Rev A	Marylebone - Elevations - Brick	20.08.2015
793-PL-MB-P2 Rev A	Marylebone - Floor Plans	20.08.2015
793-PL-BO-E1 Rev A	Bond - Elevations	20.08.2015
793-PL-BO-P1 Rev A	Bond - Floor Plans	20.08.2015
793-PL-OX-E1 Rev A	Oxford - Elevations	20.08.2015
793-PL-OX-P1 Rev A	Oxford - Floor Plans	20.08.2015
793-PL-OX-E2 Rev A	Oxford - Elevations	20.08.2015
793-PL-OX-P2 Rev A	Oxford - Floor Plans	20.08.2015
793-PL-PO-E1 Rev A	Portland - Elevations - Brick	20.08.2015
793-PL-PO-P1 Rev A	Portland - Floor Plans	20.08.2015
793-PL-PO-E2 Rev A	Portland - Elevations - Render	20.08.2015
793-PL-PO-P2 Rev A	Portland - Floor Plans	20.08.2015
793-PL-SH01	Proposed Garden Sheds	25.08.2015
Engineering Plans (Tracking, Visibility, Levels and Drainage)		
5212-01-P1	Engineering Layout Sheet 1	20.08.2015
5212-02-P1	Engineering Layout Sheet 2	20.08.2015

5212-10-P1	Longitudinal Sections Sheet 1	20.08.2015
5212-11-P1	Longitudinal Sections Sheet 2	20.08.2015
P667/01 rev. H	Swept Path Analysis	20.08.2015
P667/3 rev A	Emergency Access	20.08.2015
n/a	Drainage Strategy for the Manor Shinfield (prepared by Woods Hardwick, project 17150, revision A dated 13.05.2015).	20.05.2015
To be reported in Members Update	Adoption Plan	To be reported in Members Update

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

3) Prior to the commencement of the development hereby permitted either:

- 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

The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: To ensure a high standard of sustainable development in accordance with Wokingham Borough Core Strategy Policy CP1, MDD Local Plan 2014 policy CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

4) Before the commencement of the development a Water Management Strategy to demonstrate how the development will achieve internal potable water consumption targets of 105 litres or less per person per day shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Strategy.

Reason: To ensure a high standard of sustainable development and water management in accordance with Wokingham Borough Core Strategy Policy CP1, MDD Local Plan 2014 policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

5) Boundary treatments for land to the west of the reserved matters site shall be implemented in accordance with the Phasing and Landscape strategy required by condition 4 and the details approved under 8 and 9 of VAR/2013/0602 (conditions application reference C/2014/0560). The works pertaining to “phase 1” (boundary

planting) shall be implemented in full in accordance with the approved details prior to the occupation of any dwelling hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the privacy of occupants, security and visual amenity in accordance with Core Strategy Policies CP1, CP3 and MDD Local Plan Policy TB21

6) No development other than works of demolition and remediation shall commence until a Diversion Order for the Public Right of Way bisecting the reserved matters site (Footpath 10 as shown on 793-PL-02 rev B) has been confirmed through the appropriate formal process. Development shall not commence until evidence confirming approval of the Diversion Order has been submitted to and agreed in writing by the Local Planning Authority.

Reason: Failure to obtain a Diversion Order to the Public Right of Way would necessitate major and significant changes to the layout that would require the submission of a new Reserved Matters planning application – it is therefore necessary and relevant to planning. The condition is reasonable as it ensures the development can be implemented in accordance with the approved plans and as there would otherwise be serious doubt as to whether a part-implemented scheme could be adapted so as to comply with the policies and standards of the Local Planning Authority.

7) Prior to the commencement of development, full details of the utilities and service margins shall be submitted to and approved in writing by the Local Planning Authority. These service margins shall be constructed in accordance with the approved details, 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, CP4 & CP6.

8) Prior to the commencement of development, full details of garages (including integrated garages) shall be submitted to and approved in writing by the Local Planning Authority. All garages shall be built with minimum internal dimensions of 3m x 6m and with a front opening to allow for a garage door width of at least 2.4m.

Reason: To ensure that all garages within the site are suitable for the parking of cars, in accordance with the Council's standards set out in the Parking Standards Study Report 2011. Relevant policy: Core Strategy policies CP3, CP4 & CP6.

Informatives:

1. The development accords with the policies contained within the adopted development plan and there are no material considerations which warrant a different decision being taken.
2. This permission should be read in conjunction with the legal agreements under Section 106 of the Town and Country Planning Act that relates to the site, the contents of which relate to this development.

3. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.
4. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
5. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.
6. 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.
7. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
8. 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.
9. 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.
10. 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>

11. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

12. Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

13. Outline planning permission VAR/2013/0602 requires the submission of details to be approved by the Local Planning Authority in relation to certain conditions. The Local Planning Authority does not consider that the granting of Reserved Matters planning permission constitutes formal discharge of any condition (except condition 1). Further application(s) to discharge certain conditions will therefore be required in accordance with the specific requirements of each condition.

14. In the event that there is a discrepancy between the 2.4m minimum garage door width requirement set out in condition 8 and a plan listed under condition 2; details submitted to discharge condition 8 shall include amended plans for that house type to show a minimum 2.4 garage door width.

PLANNING HISTORY

Late 1940's -1980's	Various applications for development associated with the use of the site by the National Institute for Research and Dairying (NIRD) which occupied land west of Hollow Lane between Brookers Hill in the North and Church Lane in the South.
36941	18,766m ² B1 floorspace occupying most of the NIRD site, with the exception of the north-eastern corner, allowed at appeal in May 1992. The time for implementation was extended in May 1995 (application 43818)
43818	
O/1997/64991 (& duplicate O/1997/64992)	Outline application for the erection of 25 dwellings (five two-bedroom affordable units and 20 four-bedroom market houses) with associated access roads, car parking and open space approved on 1 October 1997 with reserved matters conditionally approved 24 July 1998. A subsequent full application for 20 five-bedroom houses as an alternative to the four-bedroom houses already approved was conditionally approved on 28 October 1998. (Now the Manor).
RM/1998/67568	
F/1998/68190	
O/2000/2590 (& duplicate O/2000/2605)	Outline planning permission for a 18,766m ² Class B1 business redevelopment on 6.18 hectares of land (the central part of the NIRD site, north of the residential development that had already taken place at the Manor) conditionally approved on 7 June 2001. Access was to be from Brookers Hill.
O/2003/8535 (& duplicate	Outline application for the erection of 80 dwellings with access via The Manor onto Church Lane conditionally approved on 24

O/2003/8536)	February 2004.
RM/2005/3851	Reserved matters for 78 dwellings was conditionally approved on 3 May 2005 and reserved matters for conversion of a barn to two dwellings conditionally approved on 8 March 2006. Subsequent full applications for conversion of the barn to one and three dwellings were refused (F/2007/2060 & F/2007/3056) but a full application for three dwellings was approved on 28 January 2009. (Now Gloucester Avenue).
RM/2006/6701	
F/2008/2526	
O/2003/8537 (& duplicate O/2003/5838)	Outline application for erection of 18,766m ² buildings for B1 use on 6.18 hectares of land (on the northern part of the NIRD site) conditionally approved 12 January 2004. A two year extension of the time for submission of reserved matters until July 2009 was conditionally approved in July 2006 but a further extension of time was refused on 30 June 2008 due to the use of land in the Countryside, failure to demonstrate the proposal would not cause harm in terms of the amenity of neighbours, flooding and bats or to secure infrastructure impact mitigation.
VAR/2006/7731	
O/2008/0792	
TP/2007/0435	Temporary use of hard standing for offices, car parking site vehicle parking and temporary materials store by Balfour Beatty granted until May 2007. An application to extend this period and allow 24 hour use was withdrawn on 5 February 2009.
VAR/2008/2374	
C/2011/0204. Appeal reference: APP/X0360/A/12/21 79141	Outline application for demolition of existing buildings and a residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works (means of access to be considered: appearance, landscaping, layout, and scale reserved). The application was refused by Planning Committee on 30/05/2015. Planning permission was subsequently granted permission by the Planning Inspectorate on 08/01/2013.
VAR/2013/0602	Application to vary conditions 1, 9, 14, 15, 29 and removal of conditions 50 and 53 of planning consent granted on appeal O/2011/0204 dated 8.1.13 for up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works. Approved 18/06/2013.
C/2014/0554	Application for submission of details to comply with condition 42 of VAR/2013/0602 (Access from Brookers Hill). Details approved 19/06/2014
C/2014/0560	Application for submission of details to comply with the following conditions of VAR/2013/0602): Conditions 4, 8 and 9 (phasing of public open space, boundary treatments, structural landscaping). Conditions 29(A) and 29(B) Contamination Details approved 19/06/2014

SUMMARY INFORMATION

Site Area	4.5 hectares mainly previously
-----------	--------------------------------

	developed land within Development Limits.
Existing units	6,609m ² B1(b) research and development One two-bedroom bungalow
Proposed use	126 market dwellings comprising :
	Two bedroom houses.. 20 (16%)
	three bedroom houses 37 (29%)
	four bedroom houses .. 41 (33%)
	five bedroom houses... 28 (22%)
	No affordable units to be provided on site. An affordable housing contribution is to be provided in lieu in accordance with the section 106 agreement.
Proposed density - dwellings/hectare	28 dwellings per hectare – excludes adjoining open space outside red line boundary)
Number of affordable units proposed	As agreed under outline planning permission and section 106 agreement, no affordable units will be provided on site, although a contribution in the sum of £298,500 (equivalent to 3 units) will be made towards off-site provision
Previous land use	6,609m ² Class B1(c) research and development
Public Open Space proposed	No formal on-site provision within the Reserved Matters red line area (informal open areas adjacent to Veteran Trees are to be managed in a way that discourages active use). This is in accordance with the development parameters of the outline planning permission. Note: the outline planning permission includes 1.88 hectares of amenity open space on adjoining land for pitches, play amenity/natural green space and allotments. These can be brought forward independently at a later date. Existing Play area at The Manor/Gloucester Rd lies within 65m of the site
Proposed parking spaces	233 allocated

	<p>55 unallocated / visitor</p> <p>A number of the properties also include garages. Condition 8 has been included to require these garages to be constructed in accordance with the council's standards.</p> <p>The parking is in line with adopted standards</p>
--	---

CONSULTATION RESPONSES	
Land Use and Transportation	No objection
Landscape Officer	No objection. Details of hard and soft landscaping still to be agreed as per conditions of outline planning permission.
Conservation Officer	No objection. Requests condition to secure screening between L'Ortolan Restaurant (a listed building) and units 65-68. [officer note: this is no considered necessary as appropriate screening can be secured through the landscaping conditions required by the outline planning permission].
Ecology Officer	<p>The layout is not strictly in accordance with Design Guide and Management Strategy for veteran and mature trees that forms part of the outline planning permission. The layout does not provide the full Tree Reserve Area requirement for 3 veteran trees on site. [Officer note: The development is unlikely to cause harm to the veteran trees themselves as root protection areas and canopy spreads have been taken into account]</p> <p>The development is otherwise acceptable in ecology terms.</p>
Access and Movement	The layout is not fully in accordance with WBC Highway Design Guide in respect of service/ utility margins and conflicts with the developer's DAS. The developer had initially intended for the estate to remain private and not offered for adoption as public highway. However, this design requirement has recently changed and the developer is now seeking for the main spine road to be designed to adoptable standards. Condition 7 has therefore been included. In respect of the remaining residential private streets to be

	served from the main spine road, the developer has agreed to enter into a new S106 legal agreement with WBC. This agreement shall secure the developer's / residents' future street maintenance responsibilities in perpetuity and protect the highway authority from any future requests to adopt the estate roads. The details of this legal agreement will be finalised prior to the issuing of a planning decision notice, in accordance with the recommendation.
WBC Drainage Advisor	No objection
Public Right of Way Officer	No objection in principle, but notes that the applicant will need to apply to divert the PROW.
Environmental Health Officer	No objection.
WBC Skills Broker	Requests new condition to require an Employment Skills Plan [officer note: a condition was not attached to the outline application and cannot therefore be insisted on for reserved matters].
Archaeological Advisor	No formal objection. Notes that outline planning permission does not require an archaeological evaluation to take place prior to determination of the Reserved Matters (only prior to commencement of development) and therefore cannot be insisted on as part of the current application.
Environment Agency	No objection
Natural England	No objection
English Heritage	No objection
Highways Agency	No objection
Sport England	No objection
Crime Prevention Design Advisor	No objection. Recommends conditions that development obtains Secure by Design accreditation, provides a rear boundary treatment plan and that the public realm is lit to CS4589 standard. [officer note: A condition on secure by design and was not imposed within the outline planning permission and it would not be reasonable to do so at reserved matters stage. Conditions on lighting and boundary treatments were included within the outline permission: there is no need to duplicate these.

Royal Berkshire Fire and Rescue	No objection
Thames Water	No objection
Southern Gas Networks	No comments received.
Scottish and Southern Electricity	No comments received.
National Grid	No comments received.
Loddon Valley Ramblers	No objection
Open Space Society	No objection
Ward members	No comments received
Shinfield Parish Council	<i>“This planning application indicates the provision of a sports pavilion and sports pitches – we request some clarification from the planning officer as to whether this provision will go ahead on this site. The parish council believes that this plan demonstrates a reasonable development for this site.”</i>

REPRESENTATIONS

4 representations were been received in response to the original consultation, all objecting to the application. In summary, the issues raised were:

Highways

Concern that the development will result in an unacceptable impact on traffic [officer note: highway impacts were assessed as part of the outline application and found to be acceptable. Also see paragraph 37].

Trees and ecology

Concern that trees are being removed and the corresponding impact on wildlife, particularly birds [officer note: ecology is addressed in paragraph 55-57].

Overlooking

Concern that loss of trees will result in overlooking to Vicarage Court properties [officer note: this is addressed in paragraph 30].

PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

- CP1 - Sustainable Development
- CP2 - Inclusive Communities
- CP3 - General Development Principles
- 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
- CP11 - Proposals outside Development Limits (including countryside)
- CP17 - Housing delivery
- CP19 – South of the M4 Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Local Plan (MDD LP) policies

- CC01 Presumption in Favour of Sustainable Development
- CC02 Development Limits
- CC03 Green Infrastructure, Trees and Landscaping
- CC04 Sustainable Design and Construction
- CC05 Renewable energy and decentralised energy networks
- CC06 Noise
- CC07 Parking
- CC09 Development and Flood Risk (from all sources)
- CC10 Sustainable Drainage

Residential Uses

- TB05 Housing Mix
- TB07: Internal Space Standards
- TB09 Residential accommodation for vulnerable groups

Landscape and Nature Conservation

- TB21: Landscape Character
- TB23: Biodiversity and Development

- SAL05: Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Emerging Shinfield Parish Neighbourhood Development Plan:

At this stage, the Parish Neighbourhood Plan is being consulted on and has not been adopted. Having regard to the NPPG and NPPF, it should be afforded very limited weight at this stage.

Supplementary Planning Documents

- Wokingham Borough Design Guide Supplementary Planning Document (June 2012)
- Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)
- Sustainable Design and Construction Supplementary Planning Document (28 May

2010)

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

Shinfield School Green Village Character Statement

PLANNING ISSUES

Principle of development and infrastructure delivery

1. The principle of development has been established through appeal decision APP/X0360/A/12/2179141, whereby outline planning permission was granted on 08/01/2013 for up to 126 dwellings (125 net additional) on the eastern part of the outline application site. This permission establishes the principle of access together with development parameters.
2. The purpose of the current reserved matters application is therefore to provide further detail in respect of the layout, scale and the appearance of the buildings and landscaping. The application relates only to the eastern element of the Outline site and does not include details for the public open space, sports pitches and pavilion that were approved immediately to the west under the same parent planning permission. A Reserved Matters application for the western part of the Outline site has not yet been submitted; however, the two parts can each be brought forward independently, as established by the Inspector within the appeal decision. There is not therefore a planning requirement for the pavilion and public open space to be provided in conjunction with the eastern residential component.
3. A Reserved Matters application for the western part of the Outline site has not yet been submitted; however, the two halves can each be brought forward independently, as established by the Inspector within the appeal decision. There is not therefore a planning requirement for the pavilion and public open space to be provided in conjunction with the eastern residential component.
4. Land forming a residential development immediately to the south (Gloucester Avenue and The Manor) was formerly part of the same overall larger site (known as the Manor) and had been occupied by the National Institute for Research in Dairying for class B1(b) research and development purposes until this use ceased in the 1980s. The original, Manor site was allocated in the Wokingham District Local Plan 2004 for a mixed use redevelopment for employment and residential purposes. The residential component envisaged by the 2004 plan (now Gloucester Avenue and The Manor) has taken place but the residual part remains vacant. The Core Strategy explicitly recognises (para 4.72) that the site is no longer required for employment use and the Outline planning permission has established that an alternative residential use would be appropriate.

5. The Reserved Matters site is previously development land and falls within the Modest Development Location of Shinfield, although is not formally part of the South of M4 Strategic Development Location. As such, developer infrastructure contributions have previously been secured by means of a section 106 legal agreement and in accordance with the council's (now superseded) Planning Advice Note. These contributions will include specified amounts towards the Shinfield Eastern Relief Road (ERR), the improvement of local bus stops, primary and secondary education, libraries, various sports and recreational facilities, country parks, affordable housing, improvement of local walking and cycling infrastructure and a travel plan.

Affordable and specialist housing
6. Core Strategy Policy CP5, Housing mix, density and affordability, amplified by MDD LP Policy TB05: Housing Mix, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including up to 40% on previously developed land within modest development locations (subject to viability). The financial viability of the site was considered in appeal for the original Outline planning application. The Inspector concluded that, allowing the landowner a competitive rate of return of 50% of the uplift in value of the land, the site was able to support 2% affordable housing in conjunction with the other contributions set out within the section 106 agreement. The current application is for reserved matters pursuant to the outline permission and it is not possible to visit the quantum of affordable housing issue at this stage.
7. The provision of a financial contribution in lieu of on-site provision is in accordance with the adopted Core Strategy and Affordable Housing SPD, both of which state that a contribution may be justified due to the small number of units proposed. Consequently, a financial contribution equivalent to 2% affordable housing (in the sum of £298,500) was secured through a section 106 legal agreement and will be paid on or before commencement of construction. It is therefore considered that, in view of the Inspector's conclusions and the subsequent section 106 legal agreement dated 18/06/2013, the development makes appropriate provision of affordable housing.

Density of development and housing mix
8. Core Strategy Policy CP5, Housing mix, density and affordability and MDDL Policy TB05, Housing Mix seek a mix and balance of densities, dwelling types and sizes reflecting the character of the area and the current and projected needs of households. Condition 7 of application O/2011/0204 and VAR/2013/0602 requires that the reserved matters 'shall include a mix of dwellings taking account of the Council's housing mix policies at the time, the character of the development and way in which it assimilates to the wider area'. WBC Policies do not require a specific mix in relation to dwellings proposed for private tenure.
9. The outline planning permission has established the principle of a development of up to 126 residential units on the previously developed land and an average density of 28 dwellings per hectare. This is within the range of densities delivered on recent developments in the vicinity (for example, the Gloucester Avenue development to the south is 31dph) and slightly lower than the average of 30-35dph anticipated for SDL development.
10. All of the accommodation would be provided within houses and no apartment

blocks are proposed. The proposal for 126 dwellings incorporates the following mix / storey heights:

Dwelling type (bedrooms)	Number provided on site	2 stories	2.5 stories
2 bed house	20	20	0
3 bed house	37	37	0
4 bed house	41	15	26
5 bed house	28	26	2

11. The Policy Officer raises no objections in terms of the dwelling mix. Taking the constraints of the site into account, this approach is considered acceptable.

Impact on the Character of the Area

Masterplan – Layout

12. 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 which requires development proposals to protect and enhance the Borough’s Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council’s Landscape Character Assessment.

Development parameters

13. The Parameter Plan (Land Use) approved as part of the Outline application identifies zones for built development, SUDS features (the attenuation pond), retained trees and their root protection zones, zones for structural landscape planting, wildlife corridors, highway infrastructure (the main, north-south route into the site), the existing Public Right of Way and vehicular and pedestrian access points.
14. Another Outline Parameter Plan (Heights - Drawing No DW-411-103 Rev00) identifies zones of two and 2.5 storey development within the area to be development for residential purposes and specifies maximum building heights AOD within these zones, relating to existing ground levels. This is amplified by the table on page 66 of the Outline application Design and Access Statement which establishes width, depth and height ranges for the different types of building proposed. Residential buildings would be either two or 2.5 storeys (the intention is that the second-floor accommodation would be partially within the roof space). Two storey houses would be a maximum of 9 metres to the ridge, plus a further two metres for chimneys giving a maximum overall height of 11 metres. 2.5 storey houses would be a maximum of 12 metres to the ridge, plus a further two metres for chimneys giving a maximum overall height of 14 metres.

Assessment against Outline parameters

15. Parts of the overall site layout have changed from those shown illustratively in the outline application (with changes to internal access road and house positions, in particular the position of various blocks of terraced dwellings). However, the Reserved Matters layout is consistent with the principles defined at Outline stage

by the parameter plans. All the dwellings lie within the area of the site designated for residential use and none exceed 2.5 storeys in height, with the tallest units situated within the interior of the development rather than adjacent to countryside/open space. Roof ridge heights are below the maximum specified in the parameters. 2.5 storey units have been positioned appropriately, facing onto focal points within the development, corresponding to the Village Green and Village Triangle areas of open space as anticipated. Veteran, TPO and other significant trees have been retained in the layout. The location of pedestrian and emergency access points to the site are also consistent with the parameters, although the exact line of the Public Right of Way is proposed to be diverted (see paragraph 48).

Design and Appearance

16. The application Design and Access Statement (DAS) includes a character analysis of the surrounding area and identifies themes that are common in the locality. These have been used to help inform the design style of the dwellings, which generally take on a more traditional form of design. Informed by the character assessment, the development is divided into two character areas comprising the Parkland Edge to the north and west of the site and the Avenue to the south. The former is designed at lower density and with detached properties, appropriate to its role in forming a settlement boundary to neighbouring open land. The latter is adjacent to the existing built up area and would be built at a higher density, utilising a mix of terrace, semi-detached and some detached houses. This approach mirrors that anticipated at the Outline stage and is also consistent with the design parameters for the South of M4 SDL set out within Core Strategy CP19, which anticipates a managed transition between urban and rural at the settlement periphery.
17. A combination of brick, render and tile materials are proposed, with the introduction of gables on the front elevations of some properties. The window openings incorporated brick and stone cill and header details. Taken together, these features provide an appropriate degree of diversity in the built form. The precise materials (i.e. brick types and colours) for use in the development will be agreed through a future submission of details to comply with condition 6 of the outline planning permission.

Summary

18. Throughout the site, the applicant has provided a good range of housing types and styles ensuring that there is diversity in the built form and a range of housing for future occupants. The house types feature detailing such as rendering on some house types and brick work details on others. The application of character areas as outlined above is appropriate to the edge of settlement location and is an appropriate response to the local vernacular and in particular, the style of housing found immediately to the south at Gloucester Avenue. The design approach respects the context of the site location and advice provided by the NPPF, policies CP1 and CP3 together with Supplementary Planning Guidance and is therefore considered to be acceptable.

Landscaping

19. A landscape strategy has been provided with the application and makes provision for amenity and structure planting within private, communal and highway areas as

well as buffer planting along the site boundary.

20. The site features a number of veteran or near veteran trees, as well as a row of Red Oaks protected under TPO and which are located along the access road. The details submitted have demonstrated that the layout is consistent with the retention of these trees in terms of their root protection areas and canopy spreads.
21. The principle of removing various existing site trees was established through the outline planning permission in consultation with the landscape officer. However, the most significant site trees are to be retained in accordance with the tree retention / removal plan that has been established through the outline planning permission. A row of mature trees along the boundary to Hollow Lane are to be retained and will aid in screening the development. Furthermore, a significant number of new, semi-mature trees would be planted within the site and along its boundaries to help soften the built form and provide a verdant character. Outside of the reserved matters site boundary, details of further screening and structural planting beyond the western boundary have been agreed with the University of Reading and will be implemented prior to occupation of the residential development in accordance with outline condition 9. Recommended condition 5 refers.
22. Conditions 8 - 17 (inclusive) of the outline planning permission control tree protection and hard / soft landscaping and must be approved in writing prior to the commencement of development. Following comments from the landscape officer, a landscape strategy and detailed hard/soft landscaping scheme submitted with the application were been revised. While the officer considers that the overall strategy is now generally acceptable in terms of the types and location of proposed planting, the details of the scheme have not yet been assessed. While it has been demonstrated that that the layout is capable of accommodating acceptable landscaping, the details of the scheme will be approved at a later date by way of the outline planning conditions.

Amenity of Future Occupiers

23. The applicant has demonstrated to the satisfaction of the Council that the proposed development accords with MDD Local Plan policy TB07 in terms of internal space standards. All the proposed units meet or exceed the minimum internal space standards and the combined living, kitchen and dining area specified in policy TB07. This will ensure an appropriate standard of living and amenity will be enjoyed by future occupiers of the site.
24. Acceptable private amenity space is also provided to serve each proposed dwelling in line with the advice contained within the Borough Design Guide SPD with all garden depths meeting or exceeding 11m and being of a regular and useable shape. The layout of the proposed development is as such that all of the proposed dwellings would enjoy an acceptable level of privacy and daylight and sunlight. None of the proposed dwellings would experience unacceptable overbearing impact from one of its neighbours.
25. When considering the amenities of the future occupiers of the proposed development, the proposals accord with Core Strategy policies CP1 and CP3, MDD Local Plan policy TB07 and the advice contained within the Borough Design Guide.

Impact on Neighbouring Properties

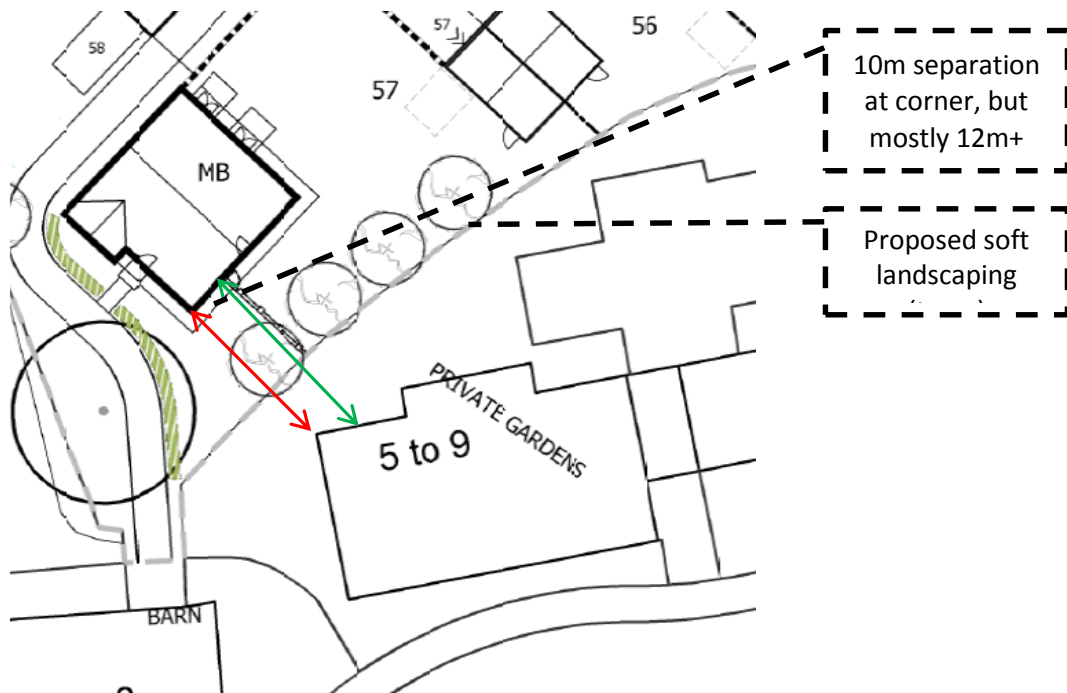
26. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide. In order to maintain privacy and limit the sense of enclosure, flank to boundary relationships should allow for a 1m gap. A 12m separation should apply between the back and flank elevations of two adjacent properties. 22m should separate two properties where there is a back-to-back relationship.

Gloucester Avenue

27. The layout responds to the orientation of existing Gloucester Avenue properties. Units 31-43 inclusive back onto the side elevations of these properties allowing for a minimum separation distance of 12m, in line with the council's standards for a back-side-relationship. Similarly, units 44-56 relate to existing number 10-21 Gloucester Avenue with a side-to-back relationship, again maintaining a minimum 12m separation.

Flats at 5-9 Gloucester Avenue

28. The rear elevation of a small block of flats at 5-9 Gloucester Avenue faces on to the side elevation of proposed unit 57. There is an oblique relationship between the two buildings and a separation distance of 12m is not maintained for the full length of the elevation; a small section is separated by just 10m. However, the majority of the elevation is separated by at least 12m. Boundary landscaping is also proposed and the unit 57 house type does not include windows without obscure glazing. Therefore, it is not considered that the relationship will give rise to overlooking or an overbearing impact.



Vicarage Court

29. Proposed unit numbers 58-65 would have a back-to-back relationship with existing dwellings at 1-9 Vicarage Court. A resident has raised concerns about overlooking

as a number of existing trees and foliage are proposed to be removed close to the boundary.

30. The proposed dwellings would be separated from the rear elevations of 1-9 Vicarage Court by a minimum of 22m at second storey level, in line with the council's standards for a back-to-back relationship. The principal of removing existing trees in the vicinity of the boundary has been established through the assessment of the outline application. Replacement planting is proposed along the boundary which will provide a degree of screening between the new and existing properties. Therefore, it is not considered that the proposed citing of the dwellings would give rise to any significant harm to the amenity of Vicarage Court properties.

L'Ortolan Restaurant

31. The Listed Building and Conservation Area officer has requested a condition to secure screening between L'Ortolan Restaurant (a listed building) and units 65-68. An updated version of the soft landscaping plan indicates that planting can be provided in this location. The landscaping scheme is subject to approval under condition 10 of the outline planning permission. Therefore, an additional condition to require further details of the landscape buffer is not considered necessary as the Listed Building officer will be consulted in conjunction with a future application to discharge condition 10 of the outline planning permission.

Sustainability

32. The sustainability of the site location was considered as part of the outline planning application. The site conveniently located for local bus services, facilities and employment areas.
33. An acceptable travel plan framework has been agreed as part of the outline planning permission and establishes the principles for a Travel Plan. The Plan will be prepared and then approved by the LPA prior to first occupation (in accordance with condition 42 and the S106 agreement) and shall include a programme of implementation (including funding arrangements), proposals to promote alternative forms of transport to and from the site other than by the private car and provide for periodic review.

Sustainable Design & Construction

34. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this.
35. Conditions 37 and 39 of the outline planning permission require the achievement of sustainability targets (a minimum of Code for Sustainable Homes Level 3 for the dwellings as well as a 10% reduction in carbon emissions). The applicant has confirmed that the development will be in accordance with the conditions requirements, with the 10% reduction being achieved through a "Fabric First" approach. This is consistent with the method taken in other developments across the Borough including the nearby Bellway Homes development at Land north of Cutbush Lane, Shinfield.

36. In light of recent changes to housing standards, new development will be required to meet the requirements of part L of the Building Regulations, which is effectively the same as Code for Sustainable Homes Level 4 (i.e. a higher standard than the condition requirement). Therefore, the proposal will exceed the sustainability requirements set out in the Outline planning permission in some respects. Condition 39 (10% carbon reduction) of the outline permission continues to apply and has been further clarified within condition 3.

Access and movement

37. Core Strategy Policies CP1 and CP6 require new development in to be in accessible locations, provide access by a range of modes with emphasis on sustainable travel, provide appropriate parking, and mitigate any road safety or other highway related problems. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol) in combination with other planned development within the South of M4 SDL. The Manor site was shown not to have a significant impact on its own. The SDL is intended to mitigate its own impact and the modelling of the Shinfield West proposal, which included the Manor site (and was submitted in support of this application), demonstrates that the combined impact can be mitigated. Therefore, the development has been shown to be acceptable in terms of traffic generation and impact on the wider network; subject to compliance with the outline conditions. The section 106 legal agreement has secured contributions of towards the Shinfield Eastern Relief Road and improvement for bus stops along the A327.

Movement layout

38. The outline application established the detail of a main access to the site from the existing priority junction at Brookers Hill. The existing junction design is capable of accommodating a development of the size proposed. The outline permission also established the principle of a secondary access for emergency vehicles in the broad location of the existing Public Right of Way at the A327 Hollow Lane.
39. The layout is generally acceptable but minor refinement to indicative plans submitted alongside the application are required to ensure appropriate visibility from the emergency access onto the A327 Hollow Lane. Details of this access will be required to be approved under a future s.278. It is anticipated these changes can be agreed before the committee meeting: revisions will be reported through the Member's Update.
40. A service corridor plan was submitted at the end of August by the developer and does not show complete utilities details or meet the Councils highway design guidance to fully meet highway standards. Service margins of appropriate widths are not indicated on either side of the carriageway, the layout will necessitate multiple utility connections under the carriageway to individual dwellings, and some utility corridors are proposed within the carriageway and PROW. The developer had until recently indicated it did not wish to enter in to a S38 agreement (to enable WBC to adopt any of the development's estate roads as public highway) and sought for the development to remain entirely private. However, it has since transpired that there is a requirement for the developer to deliver the main estate spine road to full adoptable standards. Development roads leading off the spine road are still intended to be retained as private and are to be managed and maintained by a management company.

41. In the absence of a S38 agreement for the private road elements and before any construction begins, the developer will be required to secure the payment of the estimated cost of the highway works under the Advance Payments Code provisions as set out in section 219 of the Highways Act 1980. The applicant has agreed to enter into a S106 legal agreement binding the developer to maintain the streets, footways and service/ maintenance margins to a reasonable standard and prevent the developer or residents from seeking adoption at a future point in time. The details of this legal agreement will need to be finalised, to include responsibilities for the maintenance of the public footpath through the site and any additional fees such as inspection fees and street lighting payments to WBC.

Parking provision

42. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking Condition 44 of VAR/2013/0602 requires reserved matters to incorporate car and motorcycle parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated parking.

43. The overall parking provision would consist of 233 allocated parking spaces, plus 35 garage spaces and 18 unallocated spaces for residents; a total of 286 allocated spaces for residents (equivalent to 2.3 per dwelling) and 323 spaces overall (when including 37 unallocated visitor spaces, i.e. equivalent to 2.56 per dwelling). The provision is consistent with the required amount as indicated by the council's parking demand calculator.

44. The proposed allocated parking would generally be well located in relation to the dwelling it is intended to serve and the amount of parking is proportionate to the size of dwelling. Unallocated parking is also well distributed through the development. The Highways Officer is satisfied that an acceptable level of parking has been provided. Condition 46 of VAR/213/0602 requires garages and car ports to be retained and kept available for parking.

Cycle parking

45. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 43 of VAR/2013/0602 requires the reserved matters to incorporate cycle storage. The council's cycle parking standards are set out in MDDL Appendix 2: Car Parking Standards: the requirement is for provision of at least one cycle space for dwellings with three or fewer habitable rooms, two spaces for dwellings with four or five habitable rooms and three cycle spaces for larger dwellings.

46. The garages are proposed to be 3 x 6 metres internally, which is not large enough to accommodate a car plus storage for bicycles. Therefore, cycle storage is proposed to be provided in a shed. Two sizes of shed are identified (depending on the cycle storage requirement) on the site layout and meet the corresponding storage requirement relative to the number of habitable rooms in each residential unit.

Connectivity

47. The existing Public Right of Way, Shinfield Footpath 10 is proposed to be retained between Hollow Lane and Church Lane and will serve as the main pedestrian and cycle access through the site, providing connections to existing routes at either

end.

Public Right of Way – Footpath #10

48. A minor realignment to the Right of Way is proposed within the site layout. No objections have been raised by the Open Spaces Society, Ramblers Association, local residents or the WBC Rights of Way officer. However, a formal diversion would be required and is subject to a separate approval process under s.257 of the Town and Country Planning Act. Although the proposed diversion is relatively minor, there are significant implications for the site layout. Should the application to divert the PROW fail to be approved, there would be consequences extending well beyond those units directly facing onto the route. Therefore, it is considered to be reasonable and necessary to impose a planning condition to require the diversion order to be obtained prior to the commencement of development (excluding works of demolition and remediation). A legal opinion obtained from the council's solicitor supports this position and confirms that the condition meets the six tests set out in NPPF paragraph 206. Condition 6 refers.

Flooding and Drainage

49. Core Strategy Policy CP1 and MDDLP 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.
50. The flood risk was assessed in detail within the Environmental Statement corresponding to the outline application. Under the terms of a legal agreement between the applicant and the University of Reading, a SUDS drainage basin will be constructed on land to the west of units 69-72. The agreement allows for access and long term maintenance. The WBC drainage advisor has confirmed that the overarching drainage strategy for the site is appropriate and there are no areas of concern in relation to flood risk and drainage. The detailed design of a Surface Water Drainage scheme is required by condition 31 and will be submitted for approval prior to the commencement of development.

Security

51. The outline planning application did not require the development to obtain Secure by Design accreditation. However, the layout takes security into account and all of the communal areas of open space are overlooked by the proposed housing as are the areas of parking. The layout also means that there are generally back to back relationships between properties which restricts unauthorised access to private gardens. Conditions on lighting and boundary treatments will require further submission of detail and the assessment of these materials will take account of security considerations.

Noise

52. Core Strategy Policy CP1, Sustainable Development and MDDLP Policy CC06, Noise direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.
53. The Environmental Health initially raised concerns that 13 properties in the north eastern part of the site may be subject to unacceptable noise levels due to their proximity to the A327 Hollow Lane. It was also considered that noise in external

amenity areas may exceed recommended levels for 23 of the properties. A noise report has been submitted with the application and has clarified that higher specification double glazing and the proposed orientation of plots/garden areas are capable of providing an acceptable acoustic environment for future residents.

54. Further details of a detailed scheme for protecting the proposed dwellings and garden/amenity areas from road traffic noise are to be provided under condition 27 of the outline planning permission and are required prior to commencement of development.

Ecology

55. Core Strategy Policy CP7, Biodiversity and MDDL Policy TB23: Biodiversity and Development, require 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.

Veteran Trees

56. The site contains a number of veteran or near veteran trees of ecological importance. The application layout avoids any significant incursion into the root protection and canopy spread of these trees and is unlikely to result in any harm to the trees themselves. The Biodiversity Officer has commented that the proposal does not provide as much space as would be ideal to allow for the shedding and decomposition of branches in situ. As requested by the officer, the application layout has been revised and now includes larger and more suitable Tree Reserve Areas. The planning case officer considers that the revised site layout achieves a reasonable compromise between the need to provide a reasonable extent of tree reserve and a high quality, functional development that meets the needs of future occupants.
57. The Ecology Officer is satisfied that the development is otherwise acceptable in Ecology terms, subject to compliance with the outline planning conditions.

Thames Basin Heaths Special Protection Area

58. The Thames Basin Heaths Special Protection Area was designated under European Directive due to its importance for heathland bird species. Southeast Plan Policy NRM6 and Core Strategy Policy CP8 establish that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the Special Protection Area. The application site falls within this zone of influence and, accordingly, Core Strategy Policy CP21 amplified by MDDL Policy SAL05 and SDP Design Principle 1c(vi) require provision of Suitable Alternative Natural Greenspace (SANG) and contributions towards Strategic Access Monitoring and Management (SAMM).
59. The proposed development of 125 dwellings (net) between five and seven kilometres from the SPA gives rise to a requirement for 1.73 hectares SANG per 1,000 population to mitigate its impact (based on visitor survey information submitted in support of the application), generating a requirement for 0.52 hectares SANG (based on an average household size of 2.4). This is effectively too small to be mitigated by on-site provision and has instead be mitigated by the Loddon SANG, which has been designated to provide sufficient space to compensate for growth on this and other nearby sites within the South of M4 SDL.

Condition 54 of the outline planning permission requires the Loddon SANG to be made available for public use prior to occupation of any dwelling.

60. Planning permission for the Loddon SANG (now known as Langley Mead) was granted under F/2010/1434 and has been open for visitors since May 2015. Langley Mead has been open for visitors since May 2015 and meets Natural England's 'Guidelines for the Creation of Suitable Alternative Natural Greenspace' (SANG) (2008) in terms of having all the essential features required to attract recreational users away from the SPA. Natural England and the Biodiversity Officer are satisfied with this approach and the applicant is required to provide SAMM contributions in accordance with the amounts required by the s106 legal agreement.

Public Open Space

61. The application relates only to the eastern part of the larger site approved at Outline and does not include details for the public open space, sports pitches and pavilion that were approved immediately to the west under the same Outline planning permission.
62. A Reserved Matters application for the western part of the Outline site has not yet been submitted; however, the two halves can each be brought forward independently as there is no planning requirement for the pavilion and public open space to be provided in conjunction with the eastern residential component, as established by the Inspector within the appeal decision.
63. Fields in Trust (FiT) standards establish that residential development should generally have a 1,000m² Neighbourhood Equipped Area for Play (NEAP) within 10 minute (600metre walk) and a 400m² Local Equipped Areas for Play (LEAP) five minute (240 metre) walk. The play area at The Manor/Gloucester Avenue lies within 65 metres of the site and all of the parts of the site are within 320 metres of it. Given the proximity to these existing children's play areas, contributions towards facilities to meet the recreational needs of other age groups were considered more appropriate than onsite provision and have been secured through the s106 agreement.

Archaeology

64. Core Strategy Policy CP3 and MDDL Policy TB25 require the archaeological impact of development to be taken into consideration.
65. The Archaeological Assessment submitted at the outline stage identified varying levels of activity across the site. A condition was included within the outline planning permission to require a programme of archaeological work in accordance with a written scheme of investigation to be agreed. The applicant has advised that these shall be completed prior to the commencement of development, in accordance with the timings set out in the condition.

CONCLUSION

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies

(including the MDDL, adoption was more recent than the grant of outline planning permission). It is considered that the application will deliver high quality development and it is recommended that the committee approves this planning application.

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

This page is intentionally left blank