

Agenda Item 68.

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|--------------------------------------|-------------------------------------|---------------|-------------|-------------------------------|
| Development Management Ref No | No weeks on day of committee | Parish | Ward | Major & Listed by: |
| 152378 | | Wokingham | Wescott | Cllr Bob Wyatt |

Applicant Barratt Southern Counties
Location Montague Park (formerly known as Buckhurst Farm), London Road, Wokingham **Postcode** RG40 1GN
Proposal Reserved matters application pursuant to outline planning permission O/2010/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserved matters comprise 13 flats as an alternative to plots 398–405 previously approved under reserved matters RM/2014/0265 (Phase 5). Details of appearance, landscaping, layout and scale to be determined.
Type Reserved Matters
PS Category (small scale major, dwellings 10-199)
Officer Emy Circuit

FOR CONSIDERATION BY Planning Committee on 11 November 2015
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

Montague Park (formerly Buckhurst Farm) is a 34.71 hectare site, situated on the eastern edge of Wokingham. It is bounded by the A329 London Road to the north, the Reading to Waterloo Railway line to the south and Clay Lane to the west.

The site lies within the South Wokingham Strategic Development Location (SDL); an urban extension of circa 2,500 dwellings - with associated infrastructure - and one of four major sites designated by Wokingham Borough Core Strategy Policy CP17 to deliver the majority of new homes needed during the period to 2026. Outline planning permission for up to 650 dwellings at Montague Park – the first phase of development within the South Wokingham SDL – was approved on 18 December 2012 (application O/2010/1712, subsequently varied by VAR/2015/0342). Development is taking place in seven sub-phases, five of which have reserved matters approval:

Sub-Phase 1..... the Southern Distributor Road (SDR) within the site, secondary access and two cul-de-sacs off the A329 London Road (RM/2013/0240 amended by NMT/2014/0378)

Sub-Phase 2..... 160 dwellings, plus a Suitable Alternative Natural Greenspace (SANG) incorporating a Local Landscaped Area of Play (LLAP) and other open space including two of three surface water drainage ponds (RM/2013/0242 amended by NMT/2013/2500)

Sub-Phase 3..... 66 dwellings and a Local Equipped Area of Play (LEAP) (RM/2014/0586)

Sub-Phase 4..... the primary school (RM/2014/0979 amended by NMT/2014/2807)

Sub-Phase 5..... 190 dwellings (RM/2014/0265 amended by NMT/2015/1307)

Sub-Phase 6..... approximately 124 dwellings including a dementia care facility, plus a neighbourhood centre and a Neighbourhood Area of Play (NEAP) –

reserved matters pending

Sub-Phase 7 approximately 90 dwellings and a LEAP – reserved matters pending

A S106 at the outline stage secured the proportionate share of the SDL infrastructure required to support the development at Montague Park based on a maximum of 650 dwellings and the current application would not alter this.

The current application relates to part of phase 5 and seeks reserved matters approval for a block of 13 flats (one one-bedroom and 12 two-bedroom) as an alternative to plots 398–405 - a terrace of eight dwellings consisting of seven three-bedroom houses and a one-bedroom flat (all market accommodation) – approved under reserved matters RM/2014/0265.

A total of no more than 650 dwellings would still be the final outcome of the original permission for Montague Park as a result if this proposed change. Likewise the overall density remains under 35dph as originally agreed.

The principle of development and parameters for development have already been established by the outline consent and the purpose of this application is to provide details of the reserved matters - the layout, scale and appearance of the buildings and the landscaping – for this small part of the site in the context of the reserved matters already approved. If approved the applicant would be able to implement either the scheme as already approved or the current proposal as an alternative.

The application has been listed by Cllr Bob Wyatt due to concerns about the housing mix (see his full comments in the summary of consultation responses below). Whilst it is true that Phase 5 contains a higher proportion of flats, this reflects the desire to have family housing at the edges of the site and flats in the middle and overall the mix across the 650 unit scheme remains within the tolerances set for the whole.

The main considerations are the implications in terms of housing mix, character and parking.

PLANNING STATUS

- Major Development Location (CP9, CC01)
- South Wokingham Strategic Development Location (SDL) (CP17 & CP21)
- Within 5km of the Special Protection Area (SPA) (CP08)
- London Road is a Green Route
- Clay Lane, Wokingham byway/restricted byway 26 is outside the site but contiguous with the western boundary
- Trees on the site are protected under Tree Preservation Orders (TPOs) 1335/2010, 1336/2010 and 1359/2010
- Flood Zone 1
- Risk of Pluvial Flooding very low except for along the line of the ditch along Clay Lane and along the existing hedgerows which are low to medium and in a few

RECOMMENDATION

APPROVE RESERVED MATTERS subject to the following conditions:

Conditions and reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2010/1712, dated 18 December 2012 as varied by VAR/2015/0342 dated 2 June 2015 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 |
|----------------------|---|----------------------------|
| C2481 -P001 | Location plan | 17.08.2015 |
| C2481-P002 Rev M | Site Layout Plan | 23.10.2015 |
| C2481-APT G01 Rev. C | Apartment Block G Plans Sheet 1 | 23.10.2015 |
| C2481-APT G02 Rev. C | Apartment Block G Plans Sheet 2 | 23.10.2015 |
| C2481-APT G03 Rev. B | Apartment Block G Elevations | 23.10.2015 |
| C2481-APT G04 Rev A | Streetscenes | 17.08.2015 |
| C2481-P011 | Boundary details | 17.08.2015 |
| C2481-P500 Rev A | Bin Cycle Store Details | |
| B97407_507B | Phase 5 Re-plan Area Planting Proposals | 23.10.2015 |

3. Hard landscaping, including provision of boundary treatments, and soft landscaping shall be carried out in accordance with Drawing NoC2481-P011, Boundary details received by the LPA on 17 August 2015 and Drawing Nos C2481-P002 Rev M, Site Layout Plan B97407_507B and Phase 5 Re-plan Area Planting Proposals received by the Local Planning Authority on 23 October 2015 before occupation of the dwellings hereby approved or in the case of soft landscaping in the first planting and seeding seasons following the occupation of the building(s) unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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

4. Before the development hereby approved commences a detailed surface water

drainage scheme shall be submitted to and approved in writing by the Local Planning Authority based on sustainable drainage principles, an assessment of the hydrological and hydrogeological context of the development and the Outline Surface Water Drainage Strategy in Appendix E of the Hydrock Flood Risk Assessment Final Report Reference R/08150/002/C (May 2010), or an alternative surface water drainage strategy for the whole application site which has been submitted to and approved in writing by the Local Planning Authority before submission of the first reserved matters application. The details shall include a timetable for provision of drainage and shall be implemented in accordance with the approved details and in any case prior to first occupation of the final dwelling.

Reason: to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Wokingham Borough Core Strategy CP1 and Planning Policy Statement 25: Development and Flood Risk - Practice Guide (7 December 2009).

5. Before the development hereby approved commences details of measures to reduce water consumption shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details before first occupation of any building within the sub-phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: to reduce water consumption accordance with Wokingham Borough Core Strategy Policy CP1, the Sustainable Design and Construction Supplementary Planning Document (2010) and paragraph 14.87 of the Environmental Impact Assessment (July 2010).

6. Before the development hereby approved details of measures to fulfil the strategy for carbon saving approved pursuant to Condition 57 of outline planning permission O/2010/1712 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.

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. It is anticipated that the details to comply with Conditions 4 - 6 will be an update of the details already approved pursuant to reserved matters for Phase 5.
3. It is recommend that a bulk bin facility should be provided based on 120 litres per property for residual waste (in multiples of 240 or 360 litre green bins) and 120 litres per property for recycling (in multiples of 240 litre blue bins). The bin store should be signed as to what materials go in what bin as advised by WBC Cleaner & Greener, have signage on the exterior of the store clearly stating which

properties the bin store serves, have a lock and only be accessible by those properties entitled to use it and have a facility for running water so that it can be cleansed on a regular basis.

4. You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or proposals in the development plan are relevant to this decision:

Wokingham Borough Core Strategy policies:

| | |
|------|--|
| CP1 | Sustainable development |
| CP2 | Inclusive communities |
| CP4 | Infrastructure requirements |
| CP3 | General Principles for development |
| 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 |
| CP17 | Housing delivery – Housing delivery |
| CP21 | South Wokingham Strategic Development Location |

Managing Development Delivery Local Plan (Adopted February 2014)

Cross Cutting Policies

| | |
|------|--|
| CC01 | Presumption in Favour of Sustainable Development |
| CC02 | Development Limits |
| CC03 | Green Infrastructure, Trees and Landscaping |
| CC04 | Sustainable Design and Construction |
| CC05 | Renewable energy and decentralised energy networks |
| CC06 | Noise |
| CC07 | Parking |
| CC08 | Safeguarding alignments of the Strategic Transport Network & Road Infrastructure |
| 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 |

Heritage

| | |
|------|-------------|
| TB25 | Archaeology |
|------|-------------|

Housing

- SAL04 New open space associated with residential development within and adjoining the Borough
- SAL05 Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Supplementary Planning Documents

- Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012)
- Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
- South Wokingham Strategic Development Location Supplementary Planning Document (October 2011)
- Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
- Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)

National Planning Policy

- National Planning Policy Framework (27 March 2012)
- Planning Practice Guidance

RELEVANT PLANNING HISTORY

| | |
|--------------------------------|---|
| WOK B O/14/68 | 1968-2008: various applications for residential development and one for sports use refused/dismissed at appeal |
| WOK B O/3/70 | |
| WOK B O/2/71 | |
| 18254 | |
| 30611/30612 | |
| O/1996/63417 | |
| SO/2008/2040 | 13 October 2008: scoping opinion for a development of 2,500 dwellings with a community centre, medical centre, local retail centre, nursery and primary school, to establish the scope of environmental information that should be provided in an environmental impact assessment for the proposal. |
| O/2010/1712 | 18 December 2012: outline planning permission (including access details) for 650 dwellings and associated infrastructure GRANTED following a committee resolution on 4 April 2012. |
| RM/2014/0265 (Phase 5 of 7) | 21 August .2014: reserved matters for Phase 5 (190 dwellings) CONDITIONALLY APPROVED |
| NMT/2015/1307 | 22 July 2015: amendments to the design of flats Blocks A-F approved under RM/2014/0265 APPROVED |
| C/2012/2568 | 21 December 2012 – date: submission of details to comply with conditions of O/2010/1712 (Phase 5) and RM/2013/0265. |
| C/2014/0207 | |
| C/2014/0266 | |
| C/2014/1409 | |
| C/2014/2698 | |
| C/2015/0067 | |

SUMMARY INFORMATION

| | | | |
|-------------------------------------|--|--------------------------------|------------|
| Overall Site Area | 34.71 hectares | | |
| Net developable area | 18.57 hectares (excluding the SANG, the primary school, distributor road and strategic buffers along London Road and Clay Lane) | | |
| Phase 5 | 5.17 hectares | | |
| Approved units | 190 of up to 650 approved dwellings (29%) at 37 dph | | |
| Proposed units | 195 of up to 650 approved dwellings (30%) at 38 dph | | |
| Number of affordable units approved | 68 (36%) of the total in the sub-phase, 10% of the total on site) | | |
| Number of affordable units proposed | 68 (35% of the total in the sub-phase, 10% of the total on site) | | |
| Number of bedrooms per unit | Approved mix (Phase 5) | Proposed mix (Phase 5) | Net change |
| One-bedroom | 23 (12%) | 23 (12%) | 0 |
| Two-bedroom | 75 (39%) | 87 (45%) | +12 |
| Three-bedroom | 62 (33%) | 55 (28%) | -7 |
| Four-bedroom | 30 (16%) | 30 (15%) | 0 |
| Total | 190 (29% of the total on site) | 195 (30% of the total on site) | +5 |

CONSULTATION RESPONSES

| | |
|------------------------------|---|
| Land Use and Transportation | No comments received |
| Access and Movement | No objections: initial comments have been addressed through revisions. |
| Waste | The bin store is acceptable. See informative 3. |
| Landscape Officer | No objection to the proposals: some areas of planting have been reduced and others increased so overall the landscaped area remains the same. Condition 3 refers. |
| Ecology | No comments received |
| Environmental Health Officer | "no comments" |
| Community Infrastructure | No comments received |

(affordable housing)

| | |
|----------------------------------|---|
| Environment Agency | No comments received |
| Drainage | No objection subject to a condition to secure updated drainage details (Condition 4) |
| Natural England | No comments received |
| Royal Berkshire Fire and Rescue | There are no available public mains in the area to provide a suitable water supply to effectively fight a fire and emergency water supplies should be secured. <i>(Officer Note: Condition 54 of outline planning permission O/2010/1712 secures fire hydrants or other suitable emergency water supplies)</i> |
| Thames Water | “no comments” |
| South East Water | No comments received |
| SSE Power Distribution | No comments received |
| British Gas | No comments received |
| Royal Berkshire Fire and Rescue | No comments received |
| Bracknell Forest Borough Council | No comments received |
| Ward Members | Application listed by Cllr Bob Wyatt on the grounds that: <i>“The developers of the new Montague Park housing estate wish to change the development plan for part of phase 5 of the development by substituting the construction of 7 three-bed town houses with 13 2 bed apartments.</i> <i>The proposal increases the percentage of apartments to over 50% of the total development in this phase and is not in keeping with the original concepts under which planning permission was granted. And will add considerable parking problems as a result of this overall increase.</i> <i>This application should be rejected as it goes against Section CP5 Housing Mix Density & Affordability</i> <i>Which states that:</i> <i>‘Planning permission will be granted for residential development providing a mix and balance of densities, dwelling types, tenures and sizes.’”</i> (Officer Note: see paragraphs 7-14 and 33-39) |
| Wokingham Town Council | Object because: <ul style="list-style-type: none">• the proposal represents an undesirable reduction in the mix of dwelling types to the detriment of the provision of family homes (policy CP5)• the increased area of hard standing fails to ensure the |

provision of adequate drainage (policy CP1)
(Officer Note: see paragraphs 7-14 and 42-43)

Wokingham Without Parish Council No comments received

Binfield Parish Council No comments received

REPRESENTATIONS

None received.

PLANNING POLICY

Wokingham Borough Core Strategy policies:

- CP1 Sustainable development
- CP2 Inclusive communities
- CP4 Infrastructure requirements
- CP3 General Principles for development
- 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
- CP17 Housing delivery – Housing delivery
- CP21 South Wokingham Strategic Development Location

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- 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

Heritage

TB25 Archaeology

Housing

SAL04 New open space associated with residential development within and adjoining the Borough

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PLANNING ISSUES

The principle of development

1. The principle of development at Montague Park was established by the Core Strategy (Policies CP17 and CP21) which allocates the site as part of the South Wokingham Strategic Development Location (SDL); a development of around 2,500 dwellings with associated infrastructure and one of four strategic sites intended to meet the majority of the Borough's housing needs during the plan period.
2. The principle of development was further endorsed by outline planning permission O/2010/1712 (as varied by VAR/2015/0342) for up to 650 dwellings. Consistent with Core Strategy policy and adopted supplementary planning guidance - the south Wokingham SDL SPD and the Infrastructure Delivery and Contributions SDP – the outline planning permission established parameters and principles for development while a S106 secured coordinated delivery of the infrastructure necessary to support the development.
3. The spatial strategy for the site included concentration of built development to the west, adjoining the existing settlement, with open space to the east and this approach was subsequently confirmed by Managing Development Delivery Local Plan (MDDLDP) Policy CC02 which incorporates the western part of the Montague Park site in the Major Development Location of Wokingham (one of the settlements identified Core Strategy Policy CP9 as being capable of accommodating large

scale new development).

4. The current application site lies within the area identified by the South Wokingham SDL SPD and MDDL Policy CC02 as part of the Major development location of Wokingham, where development is acceptable in principle.

Affordable housing

5. Core Strategy Policy CP5, *Housing mix, density and affordability*, amplified by MMDLP Policy TB05: *Housing Mix*, South Wokingham SPD Design Principle 2b, the Infrastructure SPD and the Affordable Housing SPD, requires a mix of tenures, including up to 35% affordable housing within SDLs. Accordingly, conditions 3 and 62 of the outline application and the S106 legal agreement, amended by a Deed of Variation, secure the equivalent of 35% affordable housing: 23% on-site, equating to 150 units, a commuted sum towards delivery of the 8% off-site and the option to expand of the primary school to three-forms of entry in lieu of the remaining 4%. They also establish the tenure split and requirements regarding the mix of dwelling types and sizes.
6. The revised strategy for delivery of affordable housing submitted in relation to Condition 62 proposes 23% on-site affordable housing of and a tenure split in line with the S106 agreement, as varied. Approved plots 398–405 were market housing and this remains the case; thus the number and mix of affordable dwellings would be unaltered although the proportion in this phase would be reduced by 1% as a result of the net increase in dwellings. This reduction is not material in itself and can easily be redressed in phases 5 and 6.

Density of development and housing mix

7. Core Strategy Policy CP5, *Housing mix, density and affordability* and MDDL Policy TB05, *Housing Mix* and the South Wokingham SPD seek a mix and balance of densities, dwelling types and sizes, which reflects a balance between the underlying character of the area and both the current and projected needs of households.
8. The outline application established an average density of 35 dwellings per hectare (dph) across the site, ranging from as low as 25 dph around the edges of the development to as much as 60 dph in the neighbourhood centre, to help establish different character areas.
9. It also established that there would be a range of dwelling types and sizes, proposing an overall mix of dwellings broadly in line with the target mix set out in the Wokingham District Local Plan (now superseded). As with density the precise mix was intended to vary between different character areas, with a higher proportion of larger detached and semi-detached houses in lower density areas and a higher proportion of smaller units, including flats and terraced houses in higher density areas.
10. The current proposal fronts the SDR; an area identified on the approved parameters plans as medium-high density (40-50 dph) and appropriate for terraced housing and flats of up to three storeys (13 metres).
11. The net increase of five dwellings would not materially increase the density of

development in phase 5 and would have no material impact on the original consent for the 650 units.

12. The approved reserved matters for Phase 5 would deliver 23 one-bedroom flats, 52 two-bedroom flats, 23 two-bedroom houses, 62 three-bedroom houses and 30 four-bedroom houses. The net change as a result of the current proposal would be an increase of 12 two bedroom flats and a loss of seven three-bedroom houses. Thus the number of one and two-bedroom units would increase from 98 to 110; the number of flats would increase from 75 to 87; and the number of three bedroom houses would be reduced from 62 to 55.
13. However, Phase 5 should not be considered in isolation. As explained in paragraphs 7-10, the South Wokingham SDL SPD and outline planning permission established an expectation that there would be variation in density and dwelling mix across the site, helping to create different character areas within the development. Development along the SDR, in particular around the junction with the secondary access, was to consist of relatively dense development of flats and terraced housing and, consequently a larger proportion of small dwellings would be anticipated than in the other residential phases which have reserved matters approval (Phases 2 & 3).
14. Only five (3%) of the 160 dwellings in Phase 2 and 14 (21%) of 66 dwellings in Phase 3 are flats. Combined the three residential phases as approved so far would deliver 416 dwellings of which 94 (23%) would be flats. The current proposal would increase this to 421 dwelling of which 106 (26%) would be flats. The total of one and two-bedroom dwellings approved would increase from 151 (36%) to 163 (39%) which remains below the target of 46% indicated at the outline stage. The overall number of three-bedroom dwellings would be reduced from 149 (36%) to 142 (34%) which remains in excess of the 28% anticipated at outline.
15. Thus the proposal remains consistent with planning policy and the outline planning permission. The increase in the number of small dwellings would also increase the number of relatively affordable dwellings within the development. All in all the change is minor and remains well within the overall maxima for units, density and tolerances set for the mix at outline stage and is therefore acceptable in his context.

The character of the area

16. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and South Wokingham SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure.
17. The juxtaposition of different lands uses and how these relate to the landscape character of the area was considered at the outline stage: the Land Use Parameters Plan (Drawing No TA03 Rev T) establishes the broad distribution of uses across the site and - together with the Landscape Parameters Plan (Drawing No TA06 Rev T) - the landscape structure for the development. The application demonstrated how the existing landscape structure could be largely retained and

incorporated to ensure that the development would integrate well in the landscape context and conditions of O/2010/1712 secure this (Conditions 12, 13, 14, 15, 17 and 18 among others).

18. The DAS and parameters plans, amplified by an overarching Design Code for the whole development (C/2013/0200) and a more detailed code for Phase 5 (C/2014/0207) provided more detail, establishing how six different character areas would be established within the development. The application site falls within the Buckhurst Boulevard and Square character area which extends along the SDR (now William Heelas Way), where the approved density and building heights parameters permit medium/high density (40-50dph) and building heights of up to three-storey (13 metres).
19. The SDR forms the main route through the development and will be the focus for community facilities such as the school and neighbourhood centre. Consistent with this function the Buckhurst Boulevard and Square character area is intended to have a relatively formal, urban character, softened by street tree planting and, reflecting this, the approved parameters established that the greatest densities and building heights would occur along this route: development will consist of terraced townhouses and apartment blocks forming a semi-continuous, formal, frontage with vertical emphasis and limited gaps. Buildings will have fairly consistent ridge lines of up to three-storeys in height (13 metres maximum) along the majority of its length. Gables, balconies, bays and dormers may be used to reduce the apparent scale of the buildings which will be a combination of red/orange brick and render with slate effect roofs.
20. The alternative reserved matters proposals are consistent with these principles and the reserved matters approved so far, consisting of three-storey apartment building with a ridge heights of up to 12.8 metres. The use of materials combined with gables and dormers, balconies and variations in the ridgeline of the flats successfully breaks up the mass of the buildings to maintain a domestic scale.

Residential amenity

21. Core Strategy Policy CP3, *General Principles for Development* requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Wokingham Borough Council Borough Design Guide SPD which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.

Compliance with internal space standards

22. The internal space standards established by MDDL Policy TB07: *Internal Space Standards* and the Borough Design Guide have now been superseded by the DCLG Technical housing standards – nationally described space standard (March 2015). The proposed flats would all comply with these standards: the one-bedroom, two-person flat would be 62m² comfortably over the 50m² minimum GIA for a single-storey dwelling with this capacity and the two-bedroom, three-person flats would range from 62-75m², all over the 61m² minimum for a single-storey dwelling of this capacity.

Separation distances and private amenity space

23. The Borough Design Guide (page 47) establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank in order to achieve appropriate levels of privacy. The alternative proposals would comply with these standards, achieving minimum (oblique) back-to-back distances of around 23 metres and more direct relationships generally in the vicinity of 30 metres.
24. The Borough Design Guide (page 47) also establishes principles for provision of private amenity space for dwellings. Phase 5 as a whole was considered to incorporate appropriate provision for outside amenity space, with all of the houses having private gardens of at least 11 metres in depth and the flats having access to some form of communal amenity space, albeit quite limited in the case of some of the flats in the denser areas adjacent to the SDR. It is not unusual for flats to have limited outdoor private amenity space and the large amount of open space nearby within the development (the amount of amenity open space provided in the green corridors that run through the site is significantly over policy requirements) was also a consideration. Four of the proposed first-floor flats would have balconies and there would be a small amount of amenity space around the building. As the application site lies in the denser, more urban character area along the SDR this is consistent with the approach taken to the phase as a whole, providing an element of choice.

Noise

25. Core Strategy Policy CP1, *Sustainable Development* and MDDL Policy CC06, *Noise* direct development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided.
26. The South Wokingham SPD identifies noise as a constraint to development and the noise assessment submitted at the outline stage identified three areas where noise levels in 2026 were predicted to be within Noise Exposure Category (NEC) B, where noise must be taken into consideration, or NEC, where planning permission should not normally be granted (these categories have since been revised by the MDDL to No Observed Effect Level, Lowest Observed Adverse Effect Level and Significant Observed Adverse Effect Level). These included the area along the SDR. Accordingly, Condition 24 of the outline planning permission requires the layouts submitted at reserved matters stage to have regard to the need to avoid noise sensitive development with these areas and Condition 25 requires approval of noise mitigation measures before commencement of development in any sub-phase and implementation of the approved scheme. Acceptable details have been submitted pursuant to Condition 25 or Phase 5 (C/2015/0067).

Ecology

27. 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.

28. The ecological impacts of the proposed development were assessed at the outline stage and conditions 17, 18, 19 and 20 secure mitigation of ecological effects: the current proposals would not affect the measures proposed pursuant to these conditions.

Thames Basin Heaths Special Protection Area

29. 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 South Wokingham SDL 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).
30. Condition 68 of outline planning permission O/2010/1712 and the S106 secure the provision of 12.48 hectares of SANG (consistent with SAL05, 10) together with a commuted sum for its future maintenance. The current application would not alter these provisions.

Access and movement

31. Core Strategy Policies CP1, *Sustainable Development* and CP6, *Managing Travel Demand* seek to manage travel demand by a variety of measures and Policies CP10, *Improvements in the Strategic Transport Network* and CP21, *South Wokingham Strategic Development Location* amplify this aim, identifying specific measures relevant to the South Wokingham SDL including provision of the SDR, improvements to capacity along the A329 and A321 corridors and improved provision for travel by means other than the private car. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol) and mitigation was secured through a combination of conditions (Conditions 41, 42, 43, 45, 46 and 47 of O/2010/1712) and the S106 legal agreement.

Movement layout

32. The outline planning permission (Drawing No TA07 Rev T, *Movement and Access Parameters*) established principles for a network of streets, converging on Southern Distributor Road (SDR) (William Heelas Way) and this approach has been carried forward through the reserved matters applications approved so far. The approved terraced houses would face onto the SDR, with parking in a courtyard to the rear, accessed via a side road: this general layout would be unaltered by the alternative proposals and remains acceptable.

Car parking

33. In line with Core Strategy Policy CP6, *Managing Travel Demand* and MDDL Policy CC07: *Parking* Condition 36 of O/2010/1712 requires reserved matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated parking.
34. The Design and Access Statement and Design Code proposed a combination of on-plot parking (drives, carports and garages), formally marked-out parking bays

within the public realm and parking courtyards serving a small number of dwellings (primarily along the SDR where a proliferation of individual accesses would hinder the flow of traffic and highway safety).

35. Consistent with this approach the parking for approved plots 398-405 was in a rear parking courtyard, accessed via a side road off the SDR. As approved, the courtyard would provide 19 car parking spaces: 18 allocated (including two for plot 406) and one unallocated. There would be further unallocated spaces in the street adjacent to the courtyard access and along the SDR frontage.
36. The revised proposal maintains this approach but the layout of the parking court would be altered, increasing the number of parking spaces within the site boundary by three to 22: 19 allocated (nine of the flats would be allocated one space each and the remaining four flats plus plot 406 would be allocated two each) and three unallocated. The nearby on-street unallocated parking would be unaltered. This would comfortably meet the unallocated demand for five spaces generated by the proposed flats plus plot 406.
37. Parking provision should also be considered in the context of Phase 5 as a whole. Using the Council's parking demand calculator the approved reserved matters for phase 5 would provide the equivalent of 306 allocated spaces (allowing for potential underutilisation of allocated parking where more than two spaces are provided per dwelling and only 0.5 for a garage spaces) and generated demand for unallocated 85 spaces. The actual provision of 91 unallocated spaces would be slightly above this. The current proposals would increase the number of allocated spaces to 307 and the demand for unallocated spaces to 88. The number of unallocated spaces within the phase would increase by two so would continue to would meet the predicted demand.
38. Thus the car parking provision would remain consistent with the Council's parking standards.
39. Condition 37 of O/2010/1712, which requires garages and car ports to be retained and kept available for parking, remains in force.

Cycle storage

40. Consistent with Core Strategy Policies CP1, *Sustainable Development* and CP6, *Managing Travel Demand*, which expect development to make provision to support sustainable travel, Condition 38 of O/2010/1712 requires the reserved matters for each Sub-Phase of development to incorporate cycle storage in line with the Council's standards at the time. These 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.
41. A cycle store is proposed within the parking court while refuse storage is proposed to be incorporated within the apartment building.

Flooding and Drainage

42. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk

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

43. Flooding was considered at the outline stage. The application was supported by a Flood Risk Assessment which established how development could be carried out without increasing surface water run off or, therefore, the risk of flooding and Condition 48 of O/2010/1712 required development to be in accordance with this document. In addition, Condition 49 required reserved matters applications for each sub-phase to include a surface water drainage scheme and Condition 50 requires approval of a strategy for surface water and foul drainage before development in any sub-phase commences. Acceptable details for Phase 5 were submitted pursuant to these conditions. The current proposals would marginally increase the impermeable area on site although the increase would not be significant in terms of flood risk. Nevertheless, the drainage details and calculations should be updated to confirm sufficient volume is present in the basins to accommodate the increase in contributing area (Condition 4 refers).

Sustainable Design and Construction

44. Core Strategy Policy CP1, 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) established requirements for sustainable design and construction. Subsequent changes in national planning policy have changed the application of these policies but the outline planning permission for Montague Park pre-dates these changes and the conditions still stand.
45. In line with Policy CC04, Condition 59 requires the reserved matters for each phase to include details of measures to reduce water consumption. The reserved matters approved under RM/2014/0265 demonstrated that this could be achieved for Phase 5. Details were not included with the current application but can be secured by condition as the application effectively amends the approved reserved matters (Condition 5 refers).
46. Policy CC05 requires proposals to deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology. The Energy Demand Assessment, which accompanied the outline application, amplified by the details submitted to comply with Condition 57 of O/2010/1712 (C/2013/0241) demonstrated that this can be achieved. Condition 57 also requires reserved matters applications to include details of the measures to fulfil the approved strategy and installation of the approved measures before first occupation of the buildings they are intended to serve. Details were not included with the current application but can be secured by condition as the application effectively amends the approved reserved matters (Condition 6 refers).

Archaeology

47. Core Strategy Policy CP3 and MDDL Policy TB25 require the archaeological impact of development to be taken into consideration.
48. Based on the Archaeological Assessment submitted at the outline stage Condition 34 of O/2010/1712 required a programme of archaeological work to be agreed and implemented before submission of reserved matters for each sub-phase of the development. In the event a Written Scheme of Investigation (WSI) was submitted for the whole site, the fieldwork has taken place and a report of the evaluation has been submitted (C/2012/2568). The evaluation was acceptable and no additional archaeological work is required for this phase of the development.

CONCLUSION

The proposals are an alternative to a small part of development already approved within Phase 5 of the wider Montague Park development. The alternative proposals remain 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) and guidance for development within the South Wokingham SDL. The application is acceptable on its own merits, in line with the Council's spatial strategy and is, therefore, recommended for approval.

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