

Agenda Item 71.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
150066	14/8 – Extension of time to 13/11	Wokingham	Wescott	Scheme of delegation – Wokingham Borough Council application

Applicant	Wokingham Housing Limited		
Location	Land adjacent to Norton Road, Wokingham	Postcode	RG40 2BD
Proposal	Full application for the proposed erection of 6no two bedroom flats and 3no two bedroom terraced houses including demolition of existing light industrial unit.		
Type	Minor (Dwellings 1-9)		
PS Category	13		
Officer	Graham Vaughan		

FOR CONSIDERATION BY	Planning Committee on 14 th October 2015
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site is within settlement, located outside the centre of Wokingham. It is allocated for around 7 units in the development plan. The site is not well used being mainly occupied by a former print works but is surrounded by residential development. As such, the proposal of further residential properties is considered to accord with Local Plan policy.

The application is for the erection of 6 flats and 3 terraced dwellings with associated parking and amenity space. The parking would be provided to the front in a communal parking area which would be bordered by soft landscaping and the site would be accessed from the end of Norton Road. Although the scheme proposes more dwellings than the allocation, no harm is considered to arise as a result. As such, it is considered that the proposal represents a good use of the site and would contribute to the Borough's housing land supply. Furthermore, the proposal would have an acceptable impact on the character of the area and no harmful impact on neighbouring properties would occur. Therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Allocated housing site
- Thames Basin Heath SPA – 5 and 7 km
- Contaminated land
- Contaminated land consultation zone
- South East Water supply area
- Wind turbine safeguarding zone

RECOMMENDATION

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

- A. Completion of legal agreement to secure affordable housing**

B. Conditions and informatives:

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

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

2. This permission is in respect of the submitted application plans and drawings numbered '3765-PL-101', '3765-PL-102', '3765-PL-103', '3765-PL-110', '3765-PL-111', '3765-PL-112', '3765-PL-115', '3765-PL-116', '3765-PL-117', '1404-01 Rev E' and '1404-02 Rev E' received by the local planning authority on 8th May 2014 and the revised plans on 30th July 2015 and the revised plan 21st August 2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

4. No development shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site, has been submitted to and approved in writing by the local planning authority:

- i) A site investigation scheme, based on the approved Ground Investigation Report to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

- ii) The results of the site investigation and the detailed risk assessment referred to in (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (ii) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Thereafter the strategy shall be carried out in accordance with the approved details.

Reason: The land is known to be contaminated from former uses and therefore end users must be protected from any harmful impact. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify

the extent of contamination and the measures to be taken to avoid risk when the site is developed. The contamination scheme shall include the following details and be carried out in accordance with the approved details:

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

B. Submission of Remediation Scheme

A detailed Remediation Scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved Remediation Scheme must be carried out in accordance with its terms prior to the commencement of development (other than works required to carry out remediation), unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the Remediation Scheme works. Following completion of measures identified in the approved Remediation Scheme, there shall be no occupation of the dwellings hereby approved until a Verification Report that demonstrates the effectiveness of the remediation carried out has been submitted to and approved in writing by the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in

writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 11A. Where remediation is necessary a revised Remediation Scheme must be submitted to and approved in writing by the local planning authority in accordance with the requirements of condition 11B. Following completion of measures identified in the approved Remediation Scheme, there shall be no occupation of the dwellings hereby approved until a Verification Report has been submitted to and approved in writing by the local planning authority

Reason: To ensure any contamination of the site is remedied and to protect existing/proposed occupants of the application site and/or adjacent land.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

6. No development shall take place until a scheme of works that sets out the measures that will be taken to minimise dust arising from the development has been submitted to and approved in writing by the local planning authority. The dust mitigation measures identified in the scheme shall be carried out in accordance with the approved details and maintained until construction is complete.

Reason: To protect the amenity of local residents during the construction period.

Relevant Policy: Core Strategy policy CP3

7. No development shall take place until a scheme for any proposed external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall set out steps that will be taken to ensure that external, zonal or security lighting does not cause a nuisance to local residents, including future residents of the site and shall be implemented in accordance with the approved details.

Reason: To protect the amenity of local residents during the construction period.

Relevant Policy: Core Strategy policy CP3

8. No part of any buildings hereby permitted shall be occupied or used until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: The land is known to be contaminated from former uses and therefore end users must be protected from any harmful impact. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3

9. No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have first been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system (taking

into account the outcome of contamination remediation works) and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.
- iv. Provide measures to ensure no infiltration of surface water drainage occurs into the ground

Thereafter the strategy shall be carried out in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: National Planning Policy Framework and Core Strategy policy CP1.

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

Reason: In order to ensure satisfactory provision is made for foul and storm water drainage. Relevant policy: National Planning Policy Framework and Core Strategy policy CP1.

11. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

12. No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

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

13. No building shall be occupied until all hard and soft landscape works have been implemented in accordance with the approved details (plan number '1404-02 Rev E'). Any trees or plants which, within a period of five years after planting, are

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

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

14. a) The development hereby approved shall only take place in accordance with the submitted Tree Protection scheme 'Arboricultural Survey and Arboricultural Impact Assessment Viewpoint Associates llp 8th June 2015' (hereafter called the Approved Scheme) for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

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

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

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

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

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

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21
Development Delivery Local Plan policy CC04*

16. Vegetation removal on site shall only be conducted outside the bird breeding season, March to August inclusive unless otherwise agreed by the local planning authority.

Reason: To ensure that the Wildlife and Countryside Act 1981 (as amended) is complied with and breeding birds, their nests and eggs are not harmed or damaged. Relevant Policy: Core Strategy policy CP7

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

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

18. The dwelling(s) shall achieve potable water consumption targets of 105 litres or less per person per day.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core strategy policy CP1 and Managing Development Delivery Local Plan CC04.

19. Notwithstanding the provisions of Classes A, B and D of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area and neighbouring amenities. Relevant policy: Core Strategy policies CP1 and CP3

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated **[Insert appropriate date]**, the obligations in which relate to this development.
3. Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant

ecological consultant.

4. The applicant is advised that provision 14(2) of the Wildlife and Countryside Act 1981 (as amended) states an offence will be committed if “any persons plants or otherwise causes to grow in the wild any plant which is included in Part II of Schedule 9”. The species identified as being at this site on Part II of Schedule 9 is Japanese Knotweed (*Polygonum cuspidatum*).
5. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

PLANNING HISTORY

O/2007/2873	Application for 7 x 2-storey terraced dwellings withdrawn on 4 th September 2008
O/2012/0549	Outline application for the demolition of existing light industrial unit. Erection of 7 x 2-bed terraced dwellings (all matters reserved) conditionally approved on 18 th April 2013
F/2015/0192	Proposed erection of 1No three bedroom and 7No two bedroom terraced houses with associated parking, access and landscaping following the demolition of existing light industrial unit withdrawn on 6 th February 2015

SUMMARY INFORMATION

Site Area	0.39 hectares
Existing residential units	0
Proposed units	9
Existing use	Former print works – now disused industrial building
Existing parking spaces	Minimum of 6
Proposed parking spaces	11

CONSULTATION RESPONSES

South East Water	No comments received
Thames Water	No objection
Highways	No objection subject to conditions (11, 12)
Biodiversity	No objection subject to condition (16) and informative (3, 4)
Tree and Landscape	No objection subject to conditions (13 – 15)
Environmental Health	No objection subject to conditions (4 – 10)
Drainage	No objection
Waste Services	No comments received
Wokingham Town Council	Support the proposal on the basis that it complies with guidelines for minimum internal area, private amenity space and parking provision
Local Members	No comments received

REPRESENTATIONS

Two letters of objection with regards to the following:

- Parking provision is too low particularly as there is high car ownership in the Borough (See paragraph 14)
- There is a right of way for properties in Gipsy Lane and Carey Road and the proposal would stop this (See paragraph 11)

APPLICANTS POINTS

- The scheme would contribute to the housing stock and provide affordable housing
- The site is brownfield
- All standards are met and the scheme provides appropriate access and parking

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heath Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP15	Employment Development
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space Standards
	TB21	Landscape Character
	SAL02	Allocated housing development sites
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUES

Description of Development:

1. The scheme is for the erection of two, two storey buildings to provide six flats and

three terraced houses following the demolition of the existing industrial unit on the site. The terraces building would be 6.8 metres in width and 8.6 metres in length with a hipped roof with a ridge height of 8.4 metres and an eaves height of 5.0 metres. The flats would be 9.8 metres in width and 7.5 metres in length with a hipped roof with a ridge height of 8.6 metres and an eaves height of 5.0 metres. Windows would be provided mainly on the front and rear elevations. There would be rear amenity space provided for the terraces and a communal area for the flats with parking to the front of the buildings accessed from Norton Road.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. The site is located within a major development location and within a settlement boundary and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers and this is discussed below.
4. As per policy SAL02 of the MDD Local Plan, the site is allocated for the provision of around 7 dwellings. Although the scheme is proposing 9 units rather than 7, it needs to be demonstrated that there would be a harmful impact of providing this number of dwellings.
5. Policy CP15 of the Core Strategy requires that there should not be an overall loss of B1, B2 or B8 use floor space across the Borough and the proposal would result in the loss of B1c use floor space. However, the loss of the industrial unit is considered acceptable in the development plan given that it has been allocated for housing. Additionally, the loss was already considered acceptable in the determination of application O/2012/0549 as recently as April 2013. In any case, the unit has been vacant for some time, the site is relatively small for light industrial uses and it is surrounded by residential development. On this basis therefore, the loss of the unit is considered justified.

Character of the Area:

6. The site is located at the end of, and accessed via Norton Road. Development along the road consists of a number of blocks of modern terraced housing similar to those proposed, with communal parking areas. To the south west, the site abuts a resident parking area for apartments in Kendrick Close. To the south east and east the site abuts the end of gardens in Carey Road and Gipsy Lane. The majority of the site currently comprises a gravelled parking area, including a number of young and semi-mature trees and scrub which are of limited individual merit.

7. The proposed development would continue the existing character of Norton Road by providing further terraces and blocks of residential units with communal parking areas. The proposed elevations, although of a more modern design would still be reflective of the development in Norton Road and therefore no objection is raised with this. Indeed in visual terms the introduction of residential units in an area surrounded by them is considered acceptable. Additionally the indicated building height is considered to be in keeping with the character of the area.
8. In terms of the site design itself, it is acknowledged there is an emphasis on hard standing to the front of the site for parking spaces. However, the scheme has been negotiated to include meaningful landscaping areas particularly at the edge of the site but also to the front of the residential units. As such, this is considered to achieve a suitable balance between the requirement for parking and the dominance of hardstanding. Furthermore, concern was raised that the side elevation of the terraces would provide a dead elevation to the street scene. This has since been negotiated to include an entrance through a two storey feature which alleviates this concern.

Residential Amenities:

9. **Overlooking:** The properties on Carey Road have a rear-to-rear relationship with the proposal but are located over 40 metres away. The properties on Gypsy Lane have a flank-to-rear relationship to the proposal and would be located at a minimum of 20 metres away. The properties at 29 – 35 Norton Road would have a front-to-front relationship with the proposal and would be located approximately 15 metres away. All of these separation distances exceed the Borough Design Guide recommendation and therefore no harmful overlooking impact would occur. The flats on Kendrick Close would be located on average 22 metres from the proposed units. Given that they would be at an angle relative to the new units and it is a rear to front relationship, this distance is considered sufficient to ensure no harmful overlooking would occur.
10. **Overbearing/Loss of light:** None of the proposed units would be in close enough proximity to neighbouring properties to have a harmful overbearing or loss of light impact.
11. **Access:** Some residents in Gypsy Lane and Carey Road are understood to have had the benefit of unofficial access through the site for vehicle parking and rear garden access. An objection has been received in respect of the loss of this access and parking. However, this is an issue to be pursued by residents as a private matter and is immaterial to the planning application. There is no designated PROW through the site.

Permitted Development Rights:

12. It is noted the site is constrained by residential development in close proximity and that the area is characterised by blocks of residential units with communal parking areas. It is considered that changes through permitted development rights could negatively impact on this character or potentially residential amenity. As such, it is considered necessary to remove permitted development rights in respect of classes A (extensions and alterations), B (roof enlargement) and D (porches) by condition (19).

Access and Movement:

13. **Highway Safety and Road Design:** The proposal would require access from Norton Road which is considered to be acceptable. It has also been demonstrated that sufficient turning space is available for refuse vehicles and a suitable refuse collection point could be accommodated. This has been agreed with the waste services team.
14. **Traffic generation:** Although the proposal would create traffic movements above the existing situation, this needs to be balanced against the lawful use of the site. It is considered the traffic generated by the proposal would be similar to the former print works and therefore no harmful impact would occur.
15. **Parking:** 11 parking spaces would be provided in a block to the front of the site. As this would be unallocated, the amount of parking on the site would comply with current parking standards and therefore is considered acceptable.
16. **Sustainability:** Secure, covered cycle storage has been indicated and is considered acceptable, subject to a condition (12) requiring it to be implemented as approved and retained. The site is also within reasonable walking distance to Wokingham train station and the town centre.

Flooding and Drainage:

17. The site is located in Flood Zone 1 and is less than a hectare in size. As such there is no requirement to submit a Flood Risk Assessment and there are no known historical flooding issues. Given that the extent of hard standing on the site it is considered the proposal would not detrimentally impact on flooding and surface water drainage and therefore is acceptable in this respect. In any case, permeable materials could be used for the areas of hard standing to ensure surface water drainage would be adequate and details of this can be secured through a condition (9).

Landscape and Trees:

18. The proposal would require the removal of the majority of the trees on the site (although some are recommended to be removed on arboricultural grounds). However, some of these would be replaced with the resultant landscaping proposed. Furthermore, the trees to the south of the site would be retained and these are considered the most important on the site. An arboricultural statement has been submitted to demonstrate that the development could be accommodated on the site without significant impact on the trees to be retained.
19. Although the loss of some of the trees is regrettable, the proposal would be appropriately landscaped and the Tree and Landscape Officer notes the scheme is improved over the original outline consent. Additionally, the scheme would be similar in design and in terms of landscaping to adjacent properties in Norton Road. As such, the Tree and Landscape Officer does not object to the proposal, subject to conditions (13 – 15).

Environmental Health

20. Due to previous uses the land is known to be contaminated and therefore a survey for this has been carried out. The survey was originally conducted in 2012 and therefore an update for this application has been provided. The Environmental Health Officer has reviewed this and agrees with the recommendation of the report. However, in order to secure protection for end users, the Environmental Health Officer has recommended including conditions from the previous outline planning permission to ensure that contamination is appropriately dealt with (4, 5, 8 and 9). Additionally, conditions are also recommended regarding the effects of dust, demolition and light nuisance due to the proximity to neighbouring properties (6 and 7). As a result of this, it is also considered necessary to condition working hours (17).

Amenity Space for future occupiers:

21. The Borough Design Guide states that new dwellings should provide an amenity space of 11 metres in length and this is achieved. The Borough Design Guide also advises that flats should have a good level of access to amenity space including a communal garden and balconies for first floor flats. It is considered both of these objectives are met and that the amenity space provided would be suitable for typical garden activities. Whilst it is acknowledged there would be some shading from the existing trees, this is limited to the rear part of the gardens and not considered sufficient basis to warrant refusing the application.

Internal Space Standards

22. Since 1st October 2015 national space standards have been in place. Although these are optional, due to policy TB07 of the MDD, developments in Wokingham must adhere to these new national space standards. The proposal meets the requirement for two bed dwellings being a minimum of 79m² for 4 persons. In terms of the two bed flats, the proposal meets the requirement for 3 persons (61m²) however falls short of the 4 persons requirement (70m²) for 4 of the flats. These are 7.5m² below the standard but as can be seen on the plans, all the flats have suitable circulation and potential storage space as well as windows to every room. As a result, it is considered that the shortfall of not meeting the space standards would not result in a significantly harmful impact on future occupiers.

Biodiversity:

23. An ecological appraisal of the site has been undertaken and this concluded that there are protected species using the site. However, the report considers that subject to appropriate working/construction methods, and the provision of bird and bat boxes, no harmful impact on protected species would occur. The Ecology Officer has considered the report and agrees with its methodology and conclusion and therefore requests condition (16) and informatives (3, 4) to be attached.

Sustainability:

24. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all

development should incorporate suitable waste management facilities including on-site recycling as well as improved levels of internal water consumption rates (18). It is considered that sufficient internal and external storage could be provided to accommodate this.

Community Infrastructure Levy, Affordable Housing and SPA:

25. Community Infrastructure Levy: As the proposal is for the construction of new dwellings, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space. As a result, the CIL charge for this development would be approximately £154,468. It is noted however that the scheme would be for affordable housing and therefore an exemption for the CIL charge could potentially be applied for.

26. Affordable Housing: The site is allocated for housing in the MDD Local Plan and policy SAL02 states any scheme must provide a minimum of 20% of affordable units. However, as the developer is Wokingham Housing Limited, it has been agreed with the affordable housing working group that all the units would be affordable. As a result, the scheme exceeds the requirement of policy SAL02. A legal agreement through section 106 of the Planning Act is being drafted to secure the affordable units.

27. Special Protection Area: The majority of the site is within 5 km of the Thames Basin Heath Special Protection Area and as the proposal is for nine residential units, normally this would require mitigation against the impact on the SPA. However, the access of the site is not within 5km of the SPA and as per SPA Regulations, the proposal is therefore not required to mitigate its impact on the SPA.

CONCLUSION

The site is allocated for around 7 residential units in the development plan. Whilst the scheme proposes more than this, no harmful impact would occur as a result. The development is considered to be acceptable in terms of its impact on the character of the area, neighbouring properties, highway and parking. Subject to conditions regarding drainage, contamination and biodiversity, as well as the signing of a section 106 agreement to secure affordable housing, the proposal accords with relevant local and national planning policy. As such, the application is recommended for approval.

CONTACT DETAILS

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