

Agenda Item 33.

Application Number	Expiry Date	Parish	Ward
230872	18/10/2023 (PPA)	Barkham	Barkham;

Applicant	Crest Nicholson Chiltern
Site Address	Arborfield Green District Centre, Arborfield Green, RG2 9GB
Proposal	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage
Type	Reserved Matters
Officer	Nick Chancellor
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 11 October 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives

SUMMARY

This application relates to a 10.6ha parcel within the Arborfield Garrison Strategic Development Location (SDL). The principle of development has been established through allocation within the Core Strategy (policy CP18) and the Spatial Framework Plan within the Arborfield Garrison SPD. Outline planning consent O/2014/2280 granted approval for up to 2,000 new dwellings in association with a district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANG) areas.

The overarching vision of the Arborfield SDL is to provide a co-ordinated approach to the delivery of infrastructure and services; ensuring that developments are of a high quality and sustainable, developed in accordance with Garden City principles. The outline planning permission has established parameters for the layout, scale, appearance and landscaping of the development, details of which were reserved for later determination.

Delivery of the Arborfield Green District Centre is contingent on a commercially viable scheme being identified; a prerequisite for which had been securing a food store anchor tenant to guarantee a baseline level of footfall to attract occupiers for the smaller retail units. For reasons explained more fully in the main body of this report, unfortunately it had not been possible until recently for the applicant to attract a supermarket tenant, which in turn delayed proposals for the wider District Centre coming forward in the timeframe anticipated by the planning permission. However, after the uncertainty of the past few

years, the business case for a supermarket and commercial floorspace is now a viable commercial proposition.

The current application seeks approval for the detail (layout, scale, appearance, landscaping) for a mixed-use district centre development across development parcels C1, C2 & R; comprising 206 dwellings, commercial floorspace (Use Class E) comprising 18 shop units designed to be used flexibly, a pre-school nursery, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. A new public park is to be sited at the north of the site and will contain a playground. A supermarket and public house are shown indicatively within the layout; the development would enable the delivery of these elements by third party operators (subject to separate planning applications) by providing the necessary supporting infrastructure.

The site is currently undeveloped with the exception of the former MoD library / teaching building (west of Arborfield Green Leisure Centre / north of Bohunt School). The proposals have been revised and improved over the past 18 months following extensive pre- and post-application engagement with stakeholders, officers and an independent design review panel and are considered to provide a high-quality District Centre that will ensure a high level of amenity for future residents, tenants and users.

In design terms, the proposals are appropriate within their setting and, in accordance with the vision for the SDL, provides the requisite pedestrian, cycling, equestrian and vehicular permeability to the wider development. Impacts on the highway network, flood risk, localised ecology and Thames Basin Heaths Special Protection Area are mitigated. Given the location of the site, impact on neighbouring residential amenities is minimal and would be controlled and monitored through a Construction Environment Management Plan.

Subject to approval of Reserved Matters, it is anticipated that works within phase 1 (which includes the development spine road, access to supermarket site, the majority of the affordable housing obligation and 11 high street commercial units) would commence in Q1 2024, with the first occupations to follow in 2025.

The application is before the Planning Committee because it is a major development proposal and since the proposed Community Centre building, to be delivered by the developer with a view to transfer, may result in the employment of WBC staff.

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
SO/2010/0611	EIA scoping opinion	Replied 13/04/2010
O/2014/2280	OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross)	Approved 02/04/2015

	<p>floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p> <p>PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.</p>	
F/2015/0001	Application for erection of 1500 place Secondary School with associated sports facilities, parking provision and access roads within SDL site.	Approved 26/03/2015
152235	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 13. Landscape strategy.	Approved 05/10/2015
152156	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 32. Walking, cycling and equine strategy	Approved 13/10/2015
152157	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 33. Phased public transport strategy	Approved 26/11/2015
153336	Reserved Matters application pursuant to planning consent O/2014/2280. The application relates to the Nine Mile Ride Extension, School Access Road and A327 Roundabout. Details of access, appearance, landscaping, layout and scale to be considered.	Approved 24/03/2016
161747	<p><i>[Relates to Parcels A-G, to the west of the application site</i></p> <p>Application for Reserved Matters for the erection of 223 dwellings together with access from Sheerlands Road and the Nine Mile Ride Extension, with associated internal access roads, parking, landscaping, open space, footpaths, bridleways and sustainable urban drainage (SUDS), relating to Parcel A-G land.</p> <p>As amended by NMAs 170555, 210336 and 210335 and Reserved Matters 193190</p>	Approved 23/11/2016
172005	<i>[Relates to Parcel Q, to the west of the Nine Mile Ride Extension opposite supermarket site]:</i>	Approved 22/01/2018

	Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 114 apartments with communal space, access from the Nine Mile Ride Extension (NMRE), with associated internal access roads, parking, landscaping and open space, footpaths/ cycle ways, Sustainable Urban Drainage (SuDS), and substation (Parcel Q).	
181658	<i>[Relates to Parcel C2, forming part of the District Centre, to the south of the development spine road and proposed supermarket site]:</i> Reserved Matters application pursuant to Outline Planning Consent O/2014/2280 for the construction of 104 apartments, communal space (Clubhouse) and access from the Secondary School Access Road, with associated internal access roads, parking, landscaping and open space, footpaths/cycle ways, and Sustainable Urban Drainage (Parcel C2).	Approved 12/11/2018
181982	<i>[Relates to Parcel M, to the north of the Village Green]:</i> Reserved Matters application for Parcel M only following Outline Planning Permission O/2014/2280 for the erection of 37 dwellings. Matters seeking approval: Access, Appearance, Landscaping, Layout and Scale.	Approved 01/08/2018
181443	Application for a non-material amendment to planning consent O/2014/2280 to allow amendment to green corridor adjacent to Lakeside Bus Route. <i>[NON-MATERIAL AMENDMENT TO BE READ IN CONJUNCTION WITH OUTLINE PLANNING PERMISSION O/2014/2280 AS ABOVE]</i>	Approved 26/06/2018
181836	<i>[Relates to Village Green and Linear Park, overlapping with District Centre red line boundary]:</i> Application for the submission of details to comply with the following condition of planning consent(O/2014/2280) 02/04/2015. 14. Hard and Soft Landscaping 16. Tree Protection 39/40/41/42/43/44/45/46. Drainage	Approved 16/10/2018
191728	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 02/04/2015. Condition: 7. District Centre Development Briefs	Approved 03/10/2019
212104	Application for submission of details to comply with the following condition of planning consent O/2014/2280 dated 02/04/2015. Condition 9 (Design Code: Village Green Area)	Partially discharged 05/08/2022
220391	<i>[Relates to Parcel P, to the west of the Village Green / Princess Marina Drive].</i> Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 dated 02/04/2015. The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of 43 dwellings within Parcel P with access via Princess Marina Drive, associated internal access roads, parking, landscaping, open space, footpaths and drainage.	Approved 10/06/2022
230873	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (140977) dated 02/04/2015: Conditions 10, 12, 15, 16a, 17, 18, 19, 20, 21, 22, 23, 28, 29, 31, 40, 41, 42, 43, 44, 45, 51, 52, 53, 54, 55, 56, 58, 59 and 69. The	Under consideration, TBD

DEVELOPMENT INFORMATION

Site Area	10.6ha
Existing units	1x two-storey building – former Arborfield Garrison library (1,602m ² GIA)
Proposed units	<ul style="list-style-type: none"> - 18x commercial units, 942m² GIA combined floorspace (Use Class E) - 1x purpose built early years facility (Use Class E(f)) - 1x mixed-use community centre building including cafe, associated community facilities and day nursery - 206 dwellings (Use Class C3) <p><i>Shown indicatively (detailed approval to be sought separately):</i></p> <ul style="list-style-type: none"> - 1x Public House (450m² building footprint) <p>1x Supermarket (c.2,450m² GEA / 2,350m² GIA)</p>
Existing density – dwellings/hectare	n/a
Proposed density - dwellings/hectare	Varies by site area: West 52dph, Central 107dph (four storey apartments), East 45dph, Parcel RE: 34dph
Number of affordable units proposed	41 units (20% on site, +15% offsite financial contribution in lieu, as required by the s.106 agreement)
Previous land use	Military – Arborfield Garrison
Proposed Public Open Space	3.29ha (excluding High Street and Community Centre garden)
Existing parking spaces	118 (Arborfield Green Leisure Centre car park)
Proposed parking spaces	552 parking spaces overall
	<p><i>Residential:</i></p> <ul style="list-style-type: none"> - 298 allocated - 49 garages - 14 visitor - 5 specialist housing / supported living <p><i>Commercial / shared:</i></p> <ul style="list-style-type: none"> - 133 district centre shared parking - 47 (reserved for) public house <p>6 nursery (Poperinghe)</p>
CONSTRAINTS	<ul style="list-style-type: none"> • Strategic Development Location (SDL) – Arborfield Garrison • Modest Development Location • Electricity sub-station consultation zone

- Potentially contaminated land consultation zone
- Ordinary watercourse
- Part of site within Flood Zone 3b
- Potential bat habitat
- Scheduled ancient monument adjacent (Arborfield Infirmary Stables – 14m north)
- Thames Basin Heaths - Special Protection Area – 5 and 7 km

CONSULTATION RESPONSES

Berks, Bucks and Oxon Wildlife Trust	No comments received
Berkshire Archaeology	No objection – the impact of the development has been mitigated through previous excavations
Crime Prevention Design Officer	No comments received
Historic England	No objection
Royal Berkshire Fire & Rescue	No objection
Southern Gas Networks	No objection
Scottish & Southern Electricity Networks	No objection
Thames Water (foul drainage)	No objection
Natural England	No comments or objections
WBC Affordable Housing	No objection [OFFICER NOTE: the affordable housing scheme has been informed by pre-application advice from the affordable housing officer and delivers an appropriate housing and tenure mix in this location]
WBC Biodiversity	No objection
WBC Community Safety	No comments or objections
WBC Flood Risk officer	No objection subject to conditions [OFFICER NOTE: condition 14 refers]
WBC Environmental Health	No objection – noise and light impact from Bohunt School can be mitigated.
WBC Property Services	Supports the application / no objection
WBC Highways	No objection subject to conditions [OFFICER NOTE: recommended conditions 9, 10, 11, 12 & 13 refer]
WBC Heritage & Conservation	No objection
WBC Sustainability Officer	No objection - an Energy Statement has demonstrated that the development will comply with LPA requirements
WBC Tree & Landscape	No objection subject to Landscape Management condition [OFFICER NOTE: 7 refers]
WBC Green Infrastructure	No objection / supports the application
WBC Cleaner & Greener (Waste Services)	No objection
WBC Public Right of Way Officer	No objection, subject to conditions to establish detail for bridleway surface [OFFICER NOTE: outline conditions 14 & 26 refer]

REPRESENTATIONS

Parish Council:

Barkham Parish Council

Comments 25/05/2023:

“Whilst recognising that the District Centre is long overdue, we consider this application to be flawed.

Barkham Parish Council (BPC) have long argued with Crest, WBC and others, that the Community Centre should be housed in a purpose-built facility to: 1) Optimise the internal layout and 2) Overlook the village green to provide a pleasing outlook. All attempts to enter into a constructive discussion with Crest have been thwarted especially since the intention was announced to repurpose the library building.

Attention to both these points would maximise the opportunity of finding an operator and to make it attractive for the users. If either of these are elements missing it will become an unused ‘White Elephant’ and a burden to Wokingham Borough Council. Building the Community Centre overlooking the village green will benefit the many, not just the few who are fortunate enough to occupy those houses with this outlook.

[OFFICER NOTE: The Community Centre building is sited in a prominent nodal position within the village centre core (at the foot of the high street, adjacent to the supermarket and shared parking, along a pedestrian/cycle route and within 250m of the bus interchange). It is therefore considered to be appropriately sited within the layout. It is noted that the preference is for a new building, however due to the cost cap this would result in a much smaller facility. The current proposals offer more benefit and a sustainable solution. It should also be noted that the suggested location next to the village green cannot be dictated by the Council].

BPC have also argued that it is unnecessary to include a commercial nursery (Hazebrouck) in the Community Centre since provision has already been made for a pre-school (Poperinghe) in a separate building. Should Hazebrouck wish to build a nursery in the District Centre they could be provided with the space to do this, but it should be at their expense, not with public funds. In addition, the noise from a nursery within the Community Centre will disturb other users and make some activities impossible.

[OFFICER NOTE: The Section 106 agreement requires the developer to make an offer of suitable alternative facilities for the existing nurseries (Hazebrouck and Poperinghe). In the case of Hazebrouck, the s.106 specifies that facilities are to be made available on reasonable commercial terms. Subject to the refurbishment (which could include soundproofing between floors if required), it is considered that the nursery (ground floor) and community uses (first floor) are compatible within the eastern wing of the building. It should also be noted that this situation is not uncommon in an urban setting].

It questionable whether a refurbished building could achieve optimal energy efficiency that will be increasingly required during the coming years, appropriate sound insulation especially with respect to the nursery as mentioned above and a layout that will create the ambience and hence attractiveness of nearby successful benchmarks.

[OFFICER NOTE: The building can be refurbished to a very high standard of energy efficiency. The application is accompanied by a BREEAM pre-assessment report which demonstrates the existing building can meet contemporary standards. This is a conditional requirement of any consent].

A purpose-built Community Centre could be designed with the help of users (perhaps from Arborfield Green and Finchwood) and from potential operator(s). This would ensure that it is ‘fit for purpose’ and maximise the opportunity for success. In addition, it could be designed with future expansion in mind. None of this applies to this proposal. BPC have looked at costings and believe the parish council(s) and others may be able to cover any increase in these. In addition, there should be no

delay to the overall delivery of the District Centre since applications for the supermarket and pub have yet to be submitted.

[OFFICER NOTE: A costing exercise has been undertaken by a surveyor, with outputs verified by the Council's property team. New build costs significantly exceed those for refurbishment; it is not possible to deliver a new building of equivalent quality or capacity within the limitations of the s.106 cost cap].

BPC also have concerns regarding building schedules. We are particularly concerned that the houses will be constructed first and that the Community Centre will follow only when the land occupied by the current Community Centre is required by Crest for yet more housing. It is well known that the residents of Arborfield Green are opposed to further housing until there are significant improvements to the existing infrastructure and yet this application proposes a further 200 dwellings without any commitment to build the Community Centre, Supermarket or Pub. There are also safety issues. BPC can foresee a situation where the Arborfield Green residents and others will be required to traverse a building site to access the Community Centre or shops.

[OFFICER NOTE: The application includes a construction phasing plan. Phase 1 incorporates the western third of the site, including 11 of the high street commercial units. Although not part of this application, it is expected that the supermarket site will be brought forward concurrently with phase 1. The second phase (central section of site) would prioritise the completion of the eastern half of the high street (the remaining 7 commercial units). Outline condition 65 requires the submission of a Construction Environment Management Plan (CEMP). The CEMP will include a strategy to ensure the safety of residents and users through successive build phases]. It should also be noted to build the commercial centre before the adjacent development has been constructed would not be attractive to prospective commercial tenants].

The application gives no explanation why some of those elements of the s106 Agreements that are missing such as the Medical Centre.

[OFFICER NOTE: This is addressed below within the main body of the report, paragraph 44 refers].

For the reasons given above Barkham Parish Council are unable to support this application but would welcome further discussions.”

Comments 24/08/2023:

“Barkham Parish Council can see no material changes to the plans that addresses the concerns of the parish council, and therefore, the previous comments submitted by the parish council on the 25th May 2023 still stand.

The Parish Council also have concerns that Wokingham Borough Council has proposed the Bohunt 6th Form Centre be sited in the legacy building (MOD Library) where the community centre is currently contained in the plans. This has been widely shared on Facebook by Cllr Pittock and Cllr Cornish, informing the residents of the possibility of this building being used, and that feasibility studies are being undertaken. Where does this leave the community centre? There is nowhere else in the plans for it to go!

[OFFICER NOTE: The application proposes that the building is refurbished for use as a Community Centre. Although not directly relevant to this application, it should be noted that the WBC Executive has recently agreed to pursue expansion of Bohunt school by means of a two-storey side extension to the existing Bohunt school building].

The Council is also disappointed to see that the number of dwellings has been increased in the revised plans.

[OFFICER NOTE: A fourth floor has been added to High Street blocks 6R / 6R2, increasing the number of dwellings to 206 (up from 200 as initially proposed). As taller buildings, these units now offer greater legibility by providing a gateway feature to the High Street as well as visual linkage to the supermarket site].

Due to the previous comments not being considered, the proposed plans for the Bohunt 6th Form centre and the additional houses that have been added, the Parish Council are unable to support this application and request that it be refused.”

Comments 24/08/2023:

“As discussed I reported our discussions to the council, and stated that you had asked if we had any comments on the appearance of the community centre as planned. Other than the comments already submitted on the location of the community centre, the Council have no comments on the design of the building.”

Arborfield Parish Council:

Comments 18/05/2023:

“Arborfield and Newland Parish Council welcome the submission of the planning application for the Arborfield Green Village Centre and note that the applicant has submitted this application significantly later than was required in the original approval of the outline plan for SDL. The Council notes the strength of feeling in the local community that the lack of facilities is affecting residents' quality of life and is leading to a significant increase in road traffic in the area as residents have to use private cars to access shops and other facilities. In this context we would like to see Crest Nicholson proceed with this development with all haste and WBC to impose a planning condition to ensure that the facilities envisaged in this application are built before the housing that is also part of this application. While we support the overall design and aims of the application and we welcome the re-use of the ex-army building as the community centre we would like to see the old stables brought into the landscaping and use plan in this parcel so that this important historical asset can be enjoyed by the local community.”

[OFFICER NOTE: The proposals are for a mixed-use district centre; in accordance with best practice urban design principles, the residential and commercial elements are integrated rather than zoned. As such, it would not be practical or desirable to deliver the commercial uses in isolation. See earlier note re: construction phasing – 11 of the commercial units will be completed in the initial phase. Whilst not part of this application, it is expected that the supermarket site would be delivered concurrently with Phase 1].

Comments 24/08/2023:

“Arborfield & Newland Parish Council would like to see the landscaping scheme include the old stables”

[OFFICER NOTE: The Infirmary Stables fall outside of the red line boundary of the current application. However, it should be noted that a Design Code for the Village Green Character Area has been submitted under 212104, which set out principles for landscaping including an adjacent community garden (allotment) and community orchard. It is envisaged that the granting of Reserved Matters approval for the District Centre will assist in bringing forward a use for the Stables, and that a future application will include measures to further enhance their character].

Finchampstead Parish Council:

Comments 25/05/2023:

“The only observation made by the Council was in relation to the Community Centre, which they felt must be fit for purpose whether refurbished using the existing building, or a new building.”

[OFFICER NOTE: The Community Centre (Reserved Matters) proposals are acceptable in planning terms. Further engagement with WBC will be required to agree a detailed specification (including interior fit out) to ensure the building can operate as required. Condition 5 refers].

Comments 17/08/2023:

“The Council is disappointed to see there is a further increase in dwellings, with still no significant improvements to the existing infrastructure of the District Centre in terms of the facilities for existing residents such as the Community Centre, Supermarket, Pub and other retail shops.”

[OFFICER NOTE: The application proposals are to provide new facilities for residents including a Community Centre and commercial / retail space. Land is reserved for a supermarket and public house; the proposals are considered to enable the delivery of each site directly by operators with expertise in these markets].

Local Members:

Rebecca Margetts (Neighbouring Ward Member, Finchampstead South)

Comments 12/05/2023

“This application has been promised and awaited by Arborfield Green residents for an incredibly long time and as the Ward Member for Finchampstead South I am in support of this application. The Borough Council must now ensure that the developer does not purely prioritise the building of the new residential properties included within this application but also ensures that all the other infrastructure is completed to support the development of this long awaited Village Centre. Residents have waited years for this application and WBC must push Crest to prioritise that providers are put in place for the supermarket and pub without any further delay.”

[OFFICER NOTE: The application is considered to enable the delivery of the supermarket and public house sites directly by operators with expertise in these markets. See also earlier officer note re: proposed construction phasing plan condition (3 refers)].

Neighbours:

43 letters received. Responses were nuanced, with eight letters expressing qualified support for the application and a further 19 letters implicitly supporting the principal of the application, though with criticisms or suggestions. 16 letters focused on aspects of the proposals that are opposed. Opposition to the proposals (or aspects thereof) can be summarised as follows:

- The most frequent comment pertains to the phasing of the development. Many respondents sought assurances that that particular elements of the proposal (shops, facilities, pub, supermarket) will be delivered prior to the residential uses.
 - ***[OFFICER NOTE: The proposals are for a mixed-use district centre; it would not be practical or desirable to deliver the commercial units in isolation from the residential component, though it should be noted that 11 of the commercial units will be delivered in phase 1 (it is also anticipated that the supermarket will be delivered concurrently). A condition is recommended to control construction phasing; 3 refers].***
- Crest in breach of planning conditions / section 106 obligations
 - ***[OFFICER NOTE: This is acknowledged; the current application seeks to bring the development into compliance].***
- Pub and supermarket detail should not have been omitted from the application / assurances needed that these elements will come forward.
 - ***[OFFICER NOTE: The application is supported by a Land Use Plan which indicates these uses].***
- Density too high / overdevelopment.
 - ***[OFFICER NOTE: paragraphs 32-34 refer].***
- Application should exclude new houses entirely / houses not needed.
 - ***[OFFICER NOTE: The principle of a mixed-use district centre (i.e. including residential) has been established through the outline planning consent].***
- Insufficient affordable housing / greater quantity required.

- **[OFFICER NOTE: The proposals are in accordance with s.106 requirements; paragraphs 64-66 refer].**
- More green space needed.
 - **[OFFICER NOTE: The Reserved Matters proposals include the majority of the Village Green and otherwise comply with the outline parameters in respect to Public Open Space].**
- Access to green space should be maintained for residents (both future DC residents and those in other parcels) throughout the build period.
 - **[OFFICER NOTE: Safe access can be ensured through a CEMP and is secured under outline condition 65].**
- Commercial units should be let on an affordable rent basis rather than at market rents.
 - **[OFFICER NOTE: The terms for commercial lets are not controlled by the outline planning permission or s.106].**
- Proposals lack doctors surgery / medical facilities / pressure on existing surgeries.
 - **[OFFICER NOTE: paragraphs 44-45 refer].**
- Lacks dentist.
 - **[OFFICER NOTE: the layout includes 18 Class E commercial units and would not preclude a dentist].**
- Proposals should include employment space / opportunities.
 - **[OFFICER NOTE: the layout includes 18 Class E commercial units and will facilitate employment. If this comment had intended to refer to office space specifically, it should be noted that Class E includes professional services, or any other services which are appropriate to provide in a business service locality].**
- Local roads already too congested / too many cars parked on road / more shared parking required
 - **[OFFICER NOTE: The layout incorporates visitor parking facilities; paragraphs 68 & 76-78 refer].**
- Improvements needed to bus route.
 - **[OFFICER NOTE: paragraphs 74-75 refer].**
- Zebra crossings needed.
 - **[OFFICER NOTE: The application proposes to upgrade an existing crossing along the Nine Mile Ride Extension to a zebra crossing. A variety of uncontrolled crossings are also proposed within the village core].**
- Road design should keep vehicle speeds low.
 - **[OFFICER NOTE: The road network is designed to encourage lower speeds].**
- Restrict Princess Marina Drive access to cars/cycles/buses and pedestrians.
 - **[OFFICER NOTE: The application proposes to narrow the Princess Marina Drive carriageway at its intersection with the linear park cycleway/bridleway, with priority given to non-vehicular traffic. These measures will enhance the attractiveness of the route for use by pedestrians and cyclists, whilst still maintaining adequate access / permeability].**
- Electric Vehicle Charging should be included.
 - **[OFFICER NOTE: all residential units will benefit from activated electric vehicle charging facilities; the District Centre shared parking will include ductwork allowing for a proportion of the spaces to be activated when required in future].**
- Double yellow lines needed.
 - **[OFFICER NOTE: Double yellow lines can be introduced if required through a Traffic Regulation Order].**
- Dislikes community centre design / elevations.
 - **[OFFICER NOTE: Further work is required to finalise the Community Centre elevations; recommended condition 5 refers].**
- Community Centre building should include a kitchen.
 - **[OFFICER NOTE: The Community Centre includes a café with kitchen. Public access to these facilities will be determined / managed by the future operator].**
- Swimming pool not included in proposals.
 - **[OFFICER NOTE: The application s.106 agreement imposes obligations on the developer to contribute towards the cost of new swimming facilities within the Council's administrative area]. The Council does not currently intend to deliver a swimming pool within the district centre area; however the current application is not considered to preclude this.**
- Lacks a playground area.
 - **[OFFICER NOTE: The application has been revised; a Local Equipped Area of Play (LEAP) is now specified within the Village Green.**

- Construction noise will be disruptive.
 - **[OFFICER NOTE: Whilst it is inevitable that new development will result in some noise disruption to existing residents, this can be mitigated in part through measures set out in a Construction Environment Management Plan (secured by outline condition 65). Construction working hours are controlled through outline condition 68 (08:00-18:00 Mon-Fri, 08:00-13:00 Saturdays and not on Sundays/public holidays)].**
- Homes should be specified with heat pumps instead of gas boilers / solar PV].
 - **[OFFICER NOTE: The application is supported by an Energy Statement which outlines a 'fabric first' approach to meeting the Council's requirements for carbon reduction (10% betterment over current Building Regulations). Solar PV will be included on residential buildings with suitable roof orientation. Air source heat pumps are proposed for the commercial units and refurbished community centre].**
- Net gain in number of trees needed / keep all existing trees / consider community orchard.
 - **[OFFICER NOTE: The site is predominantly open and features few existing trees; the application proposals would result in a significant net gain in tree cover. Although outside of the red line boundary of the current application, the approved Village Green Design Code proposes a community orchard adjacent to the Infirmary Stables, which is to form part of the wider Village Green (discharge of condition application # 212104 refers)].**

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
	NDG	National Design Guide
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, density and affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP10	Improvements to the Strategic Transport Network
	CP11	Proposals outside development limits (including countryside)
	CP13	Town Centres and Shopping
	CP15	Employment Development
	CP18	Arborfield Garrison Strategic Development Location
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping

	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB07	Internal Space standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Supplementary Planning Documents (SPD) / other		Borough Design Guide – Section 4
		Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
		Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
		Wokingham Borough Design Guide Supplementary Planning Document (2012)
		Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
		Arborfield and Barkham Neighbourhood Plan (2020)
		Technical housing standards – nationally described space standard (March 2015)

PLANNING ISSUES

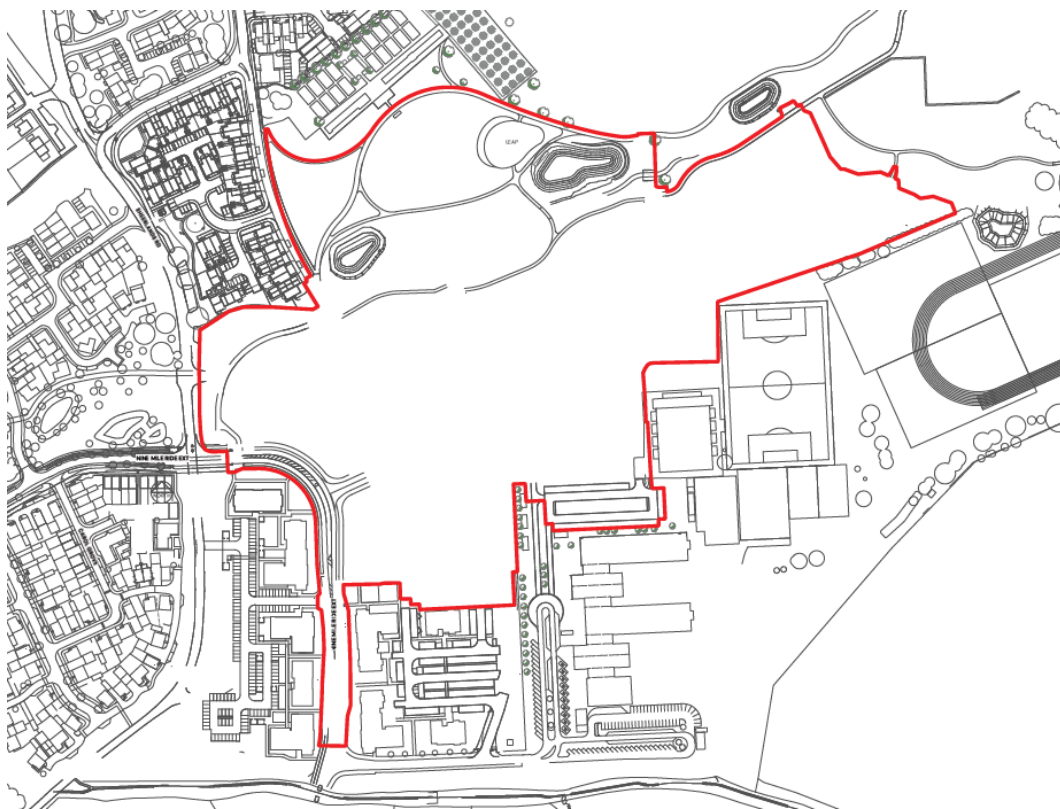
1. The planning application seeks Reserved Matters approval for a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses are to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage.
2. Although not included in detail within the current application, the proposals anticipate the delivery of a new supermarket and public house in two separate locations within the red line boundary; to the south and north of the pedestrianised High Street, as indicated on the site layout. It should be noted that these are shown indicatively since both elements are to be delivered by the final operator of these facilities. Separate planning applications will be required for these areas.

Principle of Development:

3. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise. The application site forms part of a larger area designated under the Wokingham Borough Core Strategy as the Arborfield Garrison Strategic Development Location (SDL).
4. Wokingham Borough Core Strategy policy CP17 establishes a requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006-2026. The majority of this new residential development will be in four SDLs, of which Arborfield Garrison is one. Policy CP18 identifies that the Arborfield Garrison SDL will deliver a sustainable, well-designed mixed-use development of around 3,500 dwellings and associated infrastructure.
5. Core Strategy Policy CP18 is amplified by Appendix 7 of the Core Strategy, the Arborfield Garrison Strategic Development Location Supplementary Planning Document (SPD) and Infrastructure Delivery and Contributions SPD, which address the associated infrastructure impacts across the whole Borough. These documents establish a requirement for a sustainable, well-designed, mixed-use development and make clear that a co-ordinated approach to the development of the SDL will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.
6. Outline planning permission for the site was granted by Wokingham Borough Council on 02/04/2015. This established the principle of development together with access for up to 2,000 new dwellings, district centre, neighbourhood centre, secondary school, primary school and two Suitable Alternative Natural Greenspace (SANGS). These were considered against the relevant Core Strategy policies and Local Plan policies.
7. The details approved under the outline planning permission established parameters for the development including general site layout including the quantum of

development, principal access, indicative location of housing, open space, density and building heights. It also secured an Infrastructure Delivery Plan and s.106 legal agreement for the coordinated delivery of the infrastructure necessary to support the development and fair share of the SDL-wide infrastructure. This included contributions towards off-site infrastructure and services such as roads, education, sports facilities, community facilities and green infrastructure. An affordable housing contribution was also secured in accordance with the Core Strategy and Infrastructure Delivery and Contributions Supplementary Planning Document.

8. The application site covers an area of 10.6ha and situated to the immediate east of the Nine Mile Ride Extension ('NMRE'). This area corresponds to parcels C1, C2 and R as identified on the outline parameter plan which are identified for residential and district centre mixed uses (allowing for shops, professional services, café, pub, take away, health services, schools, educational, community hall, sports/recreational).
9. The red line boundary is irregular and borders the existing Leisure Centre and Bohunt Secondary School. The proposed Village Green is located to the north of the site (the Infirmary Stables Scheduled Monument is located just outside the site boundary, though within the wider village green). Princess Marina Drive, Sheerlands Road and the NMRE form the western boundary. Parcel P sits adjacent to Princess Marina Drive and to the west of the Village Green. The southernmost boundary is defined by the interface with Parcel C1, a recently completed residential development of 104 apartments. An existing two storey building is situated within the south eastern corner of the site and is currently vacant (but has previously been used for MoD training as part of the Arborfield Garrison estate, and more recently as temporary classrooms for Bohunt school).



Infrastructure Delivery:

10. Pursuant to the outline planning permission, Reserved Matters applications have been approved for 17 successive residential phases, with c.1,270 dwellings having been occupied to date.
11. In parallel with residential development, approval and delivery have been secured for the following associated SDL infrastructure (part or wholly funded by the development). The following has been implemented to date:

Item	Planning Reference	Comments
Arborfield Cross Relief Road	172209	Opened 2020
Nine Mile Ride Extension and Hogwood Spur Road	153336 & 192997	Northern section (Crest Nicholson) completed 2016, southern section (WBC) completed 2022.
Bohunt Secondary School including sports pitches	F/2015/0001	Opened 2016
Farley Hill Primary School including Multi-Use Games Area	180846	Opened 2021
35% Affordable Housing	O/2014/2280 & successive Reserved Matters	20% delivered on site, 15% equivalent financial contribution provided to WBC as commuted sums for off-site affordable housing projects such as the Gorse Ride estate regeneration.
A1/A2/D1/D2 300m ² floorspace (parcel V2S – northern neighbourhood centre)	190737	Unit completed 2020; initially occupied as a sales suite, soon to be occupied by a new commercial tenant.
Public Art (Biggs Lane horse sculptures)	191954	Installed 2021
SANG – Suitable Alternative Natural Greenspace	O/2014/2280	Hazebrouck Meadows opened 2016
Linear Park	161777	Ongoing delivery, phase 1 complete
B3349 Barkham Bridge widening	192949	Completed 2021
Highway improvements including A327 junctions, Biggs Lane widening to incorporate footway/cycleway	O/2014/2280	2016 - present
“California Way” greenway - Finchampstead to Arborfield Green route	n/a	Completed 2017

12. The following significant infrastructure remains outstanding:

Item	Requirement	Comments
Arborfield District Centre & Village Green	Fulfilled by the current planning application, as set out in this report.	Development Brief (outline planning condition 7) approved under discharge of conditions application 191728 stipulates that 25% of the commercial floorspace is to be completed by occupation of the 1,000 th dwelling (overdue).
Sports playing pitches and associated pavilion	Developer to upgrade existing pitches to modern standards. Construction of a sports pavilion to serve the above subject to a costs cap of £786,000.	The pitches remain available for community use at the present time. A Reserved Matters application (223764) to agree detail for the

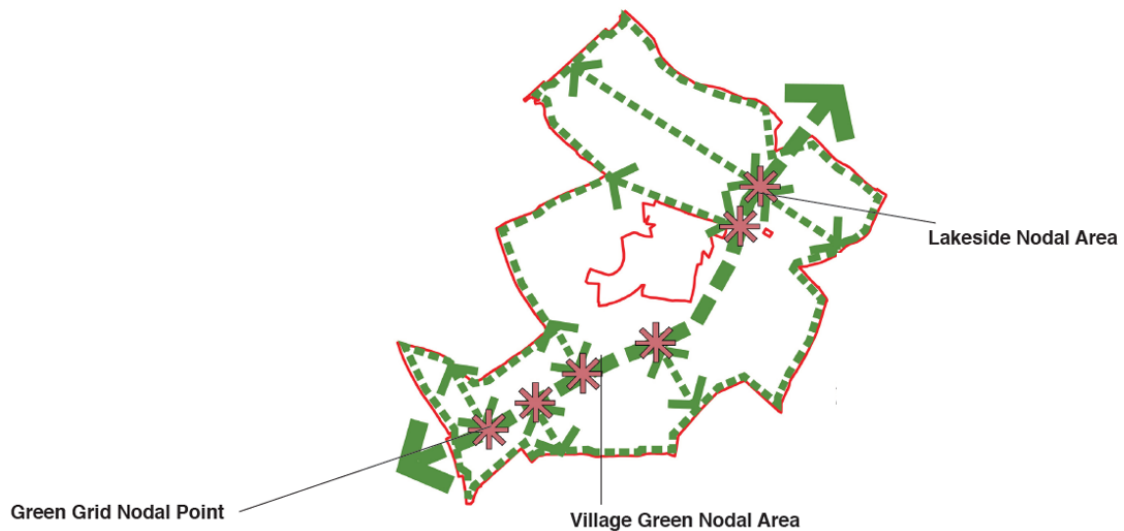
		sports pitch upgrades and pavilion building is currently being assessed by the LPA, determination pending.
(Remainder of) amenity green space, children's play areas and allotments	To be delivered successively, in tandem with residential parcels.	Delivery ongoing. Development Brief for Linear Park 3 currently being prepared by the developer, to be delivered concurrently with the District Centre and Parcel O2. Linear Park 4 area – landscaping approved, due for completion by spring 2024.
West Court SANG	24ha as per hybrid planning permission	Contiguous with adjacent Finchwood SANG (now open) and forming a larger combined area. An application to agree landscaping detail for the SANG (231355) is currently being assessed by the LPA.

District Centre – background

13. Viability is a material consideration for decision making as stipulated in paragraph 58 of the NPPF. Delivery of the Arborfield Green District Centre is contingent on a commercially viable scheme being identified; a prerequisite for which had been securing a food store anchor tenant to guarantee a baseline level of footfall to attract occupiers for the smaller retail units.
14. The global pandemic significantly impacted the market for commercial floorspace, with operators focusing on preserving their existing retail portfolios rather than pursuing expansion during that period. Another factor limiting interest from supermarket operators has been the relative isolation of the District Centre site prior to the full completion the Nine Mile Ride Extension (NMRE) through Hogwood Farm / Finchwood Park. Now that it is complete, the NMRE provides a more direct and convenient east-west vehicular route between the A327 and Finchampstead / Bracknell. Evidence of a site's visibility, accessibility, parking and public transport links are an important consideration for any prospective operator; all factors that hinged on the completion of the NMRE.
15. It had not been possible until recently for Crest Nicholson (in their role as Master Developer and Development Partner to the DIO) to attract a supermarket tenant. This had in turn delayed detailed proposals coming forward in the timeframe anticipated by the planning permission. However, after the uncertainty of the past few years, the business case for commercial floorspace within the Arborfield District Centre is now a viable commercial proposition. Moreover, the increase in local population will help to ensure the viability of the commercial units. The current application proposals have evolved through meaningful engagement with local stakeholders and extensive pre- and post-application negotiation with officers.

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 principle is amplified by MDD LP Policies CC03, Green Infrastructure, Trees and Landscaping and TB21, Landscape Character and Arborfield Garrison SPD which stipulates that development proposals are to protect and enhance the Borough's Green Infrastructure, retain existing trees, hedges and other landscape features and incorporate high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment. MDD policy TB08 sets out open space, sport and recreational standards for residential development. Policy TB21 requires applications to demonstrate how they comply with the Council's Landscape Character Assessment. Policy CC03 requires new development to protect and retain existing trees where possible.
17. The approved masterplan for the wider Arborfield Green development is intentionally landscape-led. The underlying strategy is based on *"...an inter-connected green grid that drapes over the entire site providing a network of linear green spaces. This grid is not arbitrary but founded on tying the existing landscape assets together to create a green web."*
18. Conditions 7 and 9 of the outline planning permission stipulates that Reserved Matters applications are to be carried out in accordance with guiding principles established within Development Briefs and Design Codes. A requisite Code for the Village Green Character Area has been assessed under application 212104, whilst a Brief for the District Centre was approved under application 191728. Both documents helped to shape pre-application discussions with stakeholders and the Local Planning Authority.
19. The immediate site context is predominantly residential, where a range of architectural styles, detailing, materials and thereby character is evident. The site topography generally falls from south to north and from west to east. The land has a generally open character and is currently being utilised as a temporary construction compound for wider SDL development.
20. The aspiration for the District Centre and Village Green has been to ensure that traffic is appropriately managed with a focus on pedestrian connectivity, especially to a high street and market square. The Village Green is to be overlooked from the surrounding built development, with ease of movement facilitated through a clear hierarchy of routes and spaces commensurate with its function as a nodal area within the wider development. It further provides a natural buffer, containing the denser District Centre core from the surrounding suburban parcels whilst also linking to them via safe and attractive pedestrian and cycle leisure routes.



21. Within the District Centre, buildings should be easily adaptable to suit both present and future needs, with scale and massing commensurate with a community of 10,000 people. Densities are to vary between the high street/market square (greater), gradually reducing towards the peripheries. Built form is to be informed by local character.

Assessment of proposal:

Land use parameters:

22. The proposed mixed land uses (residential in combination commercial floorspace, a pre-school, community building) accord with the development parameters set by the outline planning permission, which allows for a mixed uses (A1, A2, A3, A4, A5, B1, C3, D1 & D2 together, as defined by the pre-2020 Use Class Order). Due to subsequent changes to the Use Class Order that apply from 2020 it should be noted that the ground floor high street units and nursery now fall within Class E (commercial, business and service).

Design

23. Core Strategy Policies CP1 and CP3 require proposals to maintain or enhance the high quality of the environment and contribute to a sense of place, while avoiding detriment to heritage features. The physical appearance of new development should be a high quality of design that is in keeping with the character of the local area.
24. The design and layout of the proposed development has been informed by the principles established initially through the outline planning permission and as refined through pre- and post-application engagement. The layout proposes a varied network of street and spaces including a wide primary street linking the NMRE to the eastern part of the site. A secondary vehicular access is provided to the north-west, forming a southerly extension to Princess Marina Drive, providing better highway network resilience and greater access to the village centre.
25. The application is supported by an analysis of the existing built form within the local context. Materials have been considered to ensure the development responds appropriately to local character. Accordingly, a palette of predominantly red / multi bricks alongside white/grey bricks and render as secondary accents materials has

been proposed. Outline condition 10 requires the submission and approval of material samples by the LPA prior the commencement of development.

High Street & Village Core

26. A new pedestrianised High Street provides a focal area of public realm and is clearly defined in architectural and massing terms to signify this function. It is considered to be an attractive space; with 15m separating the two rows of commercial units the High Street is wide enough to accommodate local markets or civic events without feeling empty or underused at other times. The central area would feature structural tree planting and street furniture and leads to a public square overlooking a landscaped pond and the Village Green beyond. The north-south orientation of High Street provides both a physical and visual connection to the Village Green, linking the complementary functions of these important public spaces. The southern end is visually terminated by the Community Building.
27. Active frontages throughout the District Centre ensure that public realm benefits from natural surveillance. A strong, continuous frontage to the Green and Linear Park ensures this relatively large area of public open space is suitably framed. The High Street includes 942m² of flexible commercial space across 18 separate ground floor units, ranging in size from 34m² to 73m². The units are designed to be flexible and the majority are capable of being either combined or divided (to create a larger or smaller unit) to adapt to evolving business needs and space requirements. This will assist in increasing the flexibility, viability and longevity of the commercial provision. The inclusion of residential units above the commercial is important to ensure that the High Street remains active outside of normal retail hours.
28. Since the application was first submitted, revised plans have responded to feedback provided by officers and an independent Design Review Panel. The apartment buildings located at either side of the southern junction are now proposed as 4 (rather than 3) storeys units to denote a gateway. This has resulted in an overall increase of 6 dwellings (i.e. 3 additional flats in each fourth floor). As taller buildings these units are better able to serve as landmark features. Elevational detail across the High Street has also been revised to provide greater variation and differentiation from the surrounding residential development.

Development phasing

29. A number of residents and stakeholders have suggested that the development should be phased so that the commercial and community uses are delivered in advance of the residential component. However, as the proposals are for a mixed-use village centre it would be neither practical nor desirable to do so. In accordance with best practice urban design principles the residential and commercial elements are integrated rather than zoned. The delivery of the commercial centre before the adjacent development had been constructed would not be attractive to prospective commercial tenants and could result in the units being lost.
30. The application is supported by a construction phasing plan. Phase 1 incorporates the western third of the site, including 11 of the high street commercial units and the majority of the on-site affordable housing provision. Although not part of this application, the LPA is advised that the supermarket site would be delivered concurrently with phase 1. The second phase (central area) would prioritise completion of the eastern half of the high street (including the remaining 7 commercial units). It is anticipated that development would commence in Q1 2024

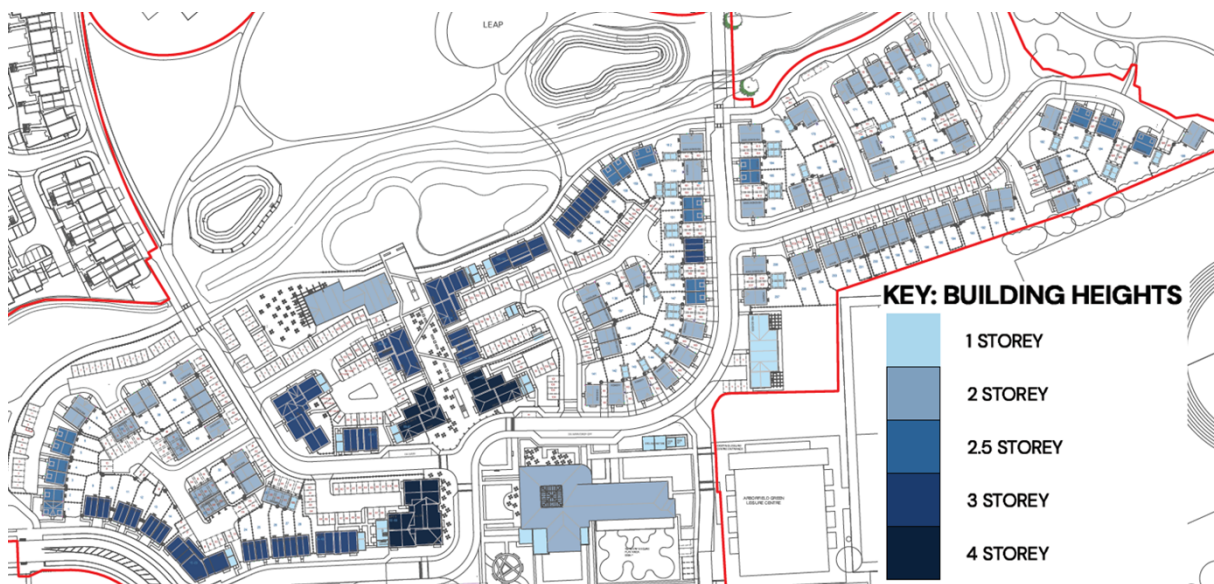
with the first occupations to follow in 2025. A condition is proposed to ensure the development is carried out in accordance with the phasing plan; 3 refers.

Public Open Space / Public Realm – future management

31. The application is accompanied by an adoption plan setting out areas the developer proposes to retain, or otherwise transfer to the Council. The Village Green / Linear Park and High Street are shown to be retained (i.e. transferred to resident management company upon completion). However, in accordance with the s.106 agreement, POS should be transferred to the Council for adoption and any alternative arrangement would require the express agreement of the Council. Such agreement has not been discussed in detail or granted and would require further consideration before agreement is reached. As such, an adoption plan is not included in the list of drawings proposed for approval.

Residential development

32. The proposals are for a mix of unit types ranging from smaller 1 and 2 bed apartments, through to larger 5-bedroom houses.
33. An appropriate variety in height and massing is achieved with different house types and sizes. As anticipated by the outline parameters, higher density apartments are located within close proximity of the central High Street / commercial area, with medium and lower densities tapering out towards the eastern part of the site at the boundary with the Linear Park and SANG.
34. The scale of the dwellings is in accordance with the approved outline parameter plan. Building heights of up to four storeys are featured in the vicinity of the High Street gateway (retail / commercial units at ground floor, residential above), helping to define and enclose an important nodal area of public realm. The concentration of taller buildings within the village core accords with established principles in urban design. The balance of the residential development is generally two storeys with an occasional three storey building in focal locations.



Community Building

35. The requirement to deliver a Community Centre building for the SDL of up 1,285m² is set out within the section 106 agreement. This obligation is subject to a cost-cap,

thereby limiting the size of building and amount the developer is required to spend on delivering the facility.

36. The facility is proposed to be located within a vacant two-storey building which was formerly used for MoD training and most recently by Bohunt School prior to the completion of its current building. The application seeks to establish approval for a comprehensive refurbishment (internal & external) alongside a 385m² extension. Taken together, the Community Centre uses within the building (i.e. not including nursery) exceed the s.106 space requirement. Floorspace is proposed to be allocated as follows (although this is subject to agreement at a later stage):

	(m ²)
Café/ Library (includes Lobby, Foyer, WCs, reception, kitchen, catering store, office and ancillary staff accommodation).	498.3
Auditorium, ground and first floors (incl. circulation, stores and stairs).	390.8
Multifunctional community spaces on first floor (incl. circulation, WCs and stairs at east end on both ground and first floors).	566.3
Nursery (ground floor of east wing, independent secure access)	434.7
Plant Rooms (ground and first floors).	72.2
<i>Internal party walls</i>	25.1
TOTAL (incl. nursery)	1,987
(excl. nursery)	1,553

37. An outdoor area, seating area and landscaping is specified within the curtilage, with planting surrounding the outdoor space to define its external boundaries. The garden is offset from the western elevation (access via cafe and library). The District Centre car park is sited to the immediate south of the building and provides shared facilities for all District Centre users.
38. Although not formally part of the Community Centre, a ground floor nursery wing fulfils the s.106 requirement to provide alternative accommodation for Hazebrouck Day Nursery, which currently operates out of the Arborfield Green Community Centre on Princess Marina Drive. The nursery would benefit from its own independent, secure access. Separate but adaptable rooms for different age groups (with sliding partition walls) would allow the facility to reconfigure spaces depending on the age cohort. Due to its construction, soundproofing can be introduced within the building to mitigate any noise impacts arising from this use. Direct access is provided to a covered outdoor play area (5m x 32m), providing both safeguarding to the nursery and mitigation to the rooms above.
39. Barkham Parish Council and local residents have commented that the building is not ideally located and suggested that it be delivered as a new purpose-built facility closer to the Village Green. Officers have given consideration to whether it would be feasible to construct a new building; however, development appraisals demonstrate that a new build scenario would significantly exceed the cost cap. Reuse of the existing building is a far more sustainable and cost-effective option than demolition and new build. Moreover, no alternative proposals have been put to the Local Planning Authority to consider. Notwithstanding this, the application proposals to refurbish and upgrade the existing building are considered to result in a modern facility that can meet the needs of the local community. The building is located within

the District Centre core in a prominent location at the end of the High Street, adjacent to the gym, nurseries and school. Furthermore, it fronts on to a pedestrian-friendly area as well as new and enhanced pedestrian and cycle links, connecting the facility to neighbouring Village Centre amenities, Bohunt School and the wider SDL.

40. The elevations submitted alongside the application demonstrate that the external appearance of the building could be delivered in an appropriate manner, however further work is required to refine the elevational treatment (including materials); condition 5 refers.
41. It should be noted that practical arrangements for the future management and operation of the building are not planning issues. As such they are not considered within this report. Furthermore, approval of this application would not preclude the Council or Parish Council from discussing alternative options for a community building going forward. The specification and operational requirements have yet to be agreed and the s.106 does not fix the location to this site. As the Community Building is not scheduled to be commenced until later in 2024 and completed in 2026, there is time to consider alternative options should the relevant parties wish to re-examine what will be provided. However, consideration must be given to the obligations contained in the legal agreement.

Pre-school building

42. In accordance with the s.106 agreement, a new single storey building is proposed as an alternative facility for Poperinghe Pre-School (an existing nursery currently operating within the SDL). The building includes four class / play rooms, toilets, kitchen, office / staff accommodation and a garden to the rear for outdoor play. The nursery benefits from six allocated parking spaces. The building has been designed in consultation with the pre-school and is considered to have an acceptable appearance within the street scene.

Supermarket and public house sites:

43. Although the supermarket and public house are shown only indicatively within the application, the development will enable the delivery of these elements (by third party operators) by providing the necessary supporting infrastructure. The reserved land areas have been assessed by the LPA and are considered appropriate for these uses in respect to plot size, location and access / serviceability.

Potential healthcare site:

44. The outline planning permission for Arborfield Garrison identified that the District Centre parcels could be suitable to accommodate a new healthcare facility. In recognition of this, the s.106 agreement required the developer to reserve land capable of accommodating an 800m² facility for “*the provision of capital projects to expand existing or provide new general practitioner medical surgeries*”. Following the grant of planning permission, Berkshire West NHS Clinical Commissioning Group (CCG) confirmed to the Council that new or expanded GP medical surgeries did not form part of its commissioning strategy for the area. Following recent conversations with the NHS and Integrated Care Board (successor body to CCG), this position has not changed. As such, there is no realistic prospect of a healthcare site being delivered; the obligation to reserve land within the District Centre no longer applies and does not form part of the current application.

45. It should be noted that, were there to be a requirement for a health room / triage room, this could potentially be provided within the Community Building. Furthermore, should there be interest from a prospective tenant, a dentist and/or pharmacy could also be established within the High Street commercial units.

Landscape and Public Open Space

46. Green infrastructure has been integrated throughout the development. The layout ensures a robust landscape structure can be established across the site whilst also enhancing existing landscape assets, in accordance with the landscape strategy.
47. The proposals are supported by a landscape masterplan. The key features include a new public square within a pedestrianised, tree-lined high street and a Village Green featuring attenuation basins (including cascading water feature), swales and Local Equipped Area for Play (LEAP). Planted avenues, footway and cycle paths integrate and link the District Centre to the wider landscape.
48. The inclusion of play facilities within the Village Green is an amendment to the application as originally submitted; a LEAP is now proposed to draw residents to the open space from the high street/supermarket (and vice versa), thereby delivering a multi-functional public space. The facility is located to the south east of the Infirmary Stables, cut into the existing slope and with planting along the northern perimeter to reduce the visibility of the play equipment when viewed from the stables.
49. The pedestrianised High Street has been proposed as a piazza which can be utilised as a multi-functional space for the community. It has been designed to incorporate structural tree planting and rain gardens as part of the SuDS scheme. The width of the street (15m) helps create an attractive public space.
50. Since the application was first submitted, the layout has been amended to include a small public square to the southern boundary to link to the car park and school with the District Centre.
51. The application demonstrates a layout capable of accommodating significant new structural tree planting throughout. Condition 14 of the outline planning permission controls hard and soft landscaping details and will ensure that an appropriate scheme is carried out.



52. The hard landscape palette proposes tarmac to residential roads, pavements and driveways. Block paving will be used to shared surfaces and nodal points to clearly define the hierarchy of the roads within the residential areas. Locations for benches, bins, and cycle stands (including such facilities along the High Street) can be secured through a landscaping scheme (outline condition 14 refers). Three potential locations for public art have been identified in the layout. Refined detail can be secured by condition; 8 refers.
53. A condition is recommended to secure details for ongoing management of landscaping, including responsibilities, timescales and maintenance schedules; 7 refers.

Heritage:

54. The Planning (Listed Buildings and Conservation Areas) Act 1990 establishes a statutory duty to consider the effect on heritage assets: development should preserve or enhance the character and setting of listed buildings. In considering designated heritage assets (such as listed buildings or ancient monuments) the NPPF (Para 199/200) requires *'great weight to be given to the asset's conservation'*, and that any harm should require *'clear and convincing justification'*. MDD Local Plan (TB24) requires that *'... works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building.'*
55. Arborfield Infirmary Stables are a former 'horse hospital' dating to 1911-12 and designated as a Scheduled Moment. Whilst forming part of the wider Village Green area, they are sited 14m to the north of the Reserved Matters application red line boundary. As envisaged by the outline planning permission and landscape strategy, the Village Green separates the Stables from the proposed built-up area of the District Centre, maintaining an open landscape setting in which they can be appreciated.
56. The siting of a LEAP within the wider Village Green (70m to the south-east) is not considered to result in harm to the setting of these buildings, nor does it affect primary views towards them from the south.
57. The landscape treatment for the area immediately surrounding the Stables will be integral to the Village Green design. A Design Code for the area has established the principle of a community garden (allotment) and community orchard within its environs. The developer has proposed that uplighters will be used to highlight the southern façade at night. Strategic tree planting will be used to better integrate the Stables within the emerging landscape.
58. It is envisaged that the granting of Reserved Matters approval for the District Centre will assist in bringing forward a use for the Stables, and that a future application will include measures to further enhance their character. In terms of ongoing management, the developer is liaising with the British Horse Society and others to gauge interest. The developer is also proposing to add lighting and a water supply so that they could be used by residents for equipment storage in association with the proposed adjacent allotments and orchard. As a Scheduled Moment, any physical changes to the Stables linked to their future use will be subject to approval from Historic England. An application is being prepared and is expected in 2024.

Residential Amenity:

59. 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.
60. The application site is well separated from existing development and the proposals will not harm residential amenity. In terms of the relationship between dwellings within the proposed layout, the Borough Design Guide (BDG) establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy.
61. The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day.
62. However, it is also acknowledged that in areas with an urban character, more compact gardens / separation distances may be appropriate (BDG section 4.7).
63. The proposed layout complies well with the guidance on separation distances between each new dwelling and makes appropriate provision for outdoor amenity space in a village centre; a majority of the dwellings meet or exceed the minimum 11m threshold for garden length. Apartments are provided with balconies and are sited within proximity of the Village Green. It is acknowledged that on major development sites and for urban development in particular, not all properties are likely to meet every standard due to various competing requirements; the acceptability of this is assessed on a case-by-case basis.

Dwelling Mix and Affordable Housing:

64. The accommodation on the site would be provided within both apartments and houses, ranging from 1 bedroom apartments to 5 bedroom houses as follows:

		Private	Affordable	Total
<i>Apartments</i>	1 bed	19	2	21
	2 bed	51	20	71
<i>(Specialist Housing (Affordable Rent Apartments)</i>	1 bed	-	4	4
	2 bed	-	8	8
<i>Houses</i>	2 bed	-	2	2
	3 bed	69	4	73
	4 bed	21	1	22
	5 bed	5	-	5

Total	165	41	206
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65. At the Council's request, the development includes a block specially designed to be suitable for use as Specialist Housing (supported living accommodation). A number of the units are designed to be fully wheelchair accessible and provision is made to accommodate staff on-site, including a staff bedroom. Whilst this results in a greater number of flatted units that might otherwise be suitable in less urban locations, there is currently an acute shortage of Specialist Housing within the Borough and District Centre locations are considered particularly suitable for this type of accommodation. As such, the overall dwelling mix is considered appropriate for the District Centre site.
66. The s.106 ensures 35% affordable housing, securing this through a combination of a minimum 20% on site with the balance provided as a commuted financial sum of equivalent value. The application proposes 41 affordable units, or 20% of the dwellings across the parcel. The remaining 15% is secured via a financial contribution that will be allocated to affordable housing elsewhere in the Borough; a current example being the regeneration of the Gorse Ride estate. The affordable tenure mix (split 32% social rent, 29% affordable rent, 39% shared ownership) is also considered appropriate.

Access and Movement:

67. 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 CP19, Arborfield Garrison SDL amplify this aim, identifying specific measures relevant to the site including provision of an extension to the Nine Mile Ride linking to the A327.

Impact on the road network

68. The outline planning permission established access points to the site and was accompanied by a full Transport Assessment which modelled the potential impacts using the Wokingham Strategic Transport Model. This included a review the Arborfield Garrison SDL (including the neighbouring Hogwood Farm site) in combination with the wider Core Strategy development commitment, demonstrating that the impact of development can be mitigated subject to the transport interventions that were identified and secured through the planning permissions. The Nine Mile Ride Extension is now fully open to traffic and a series of junction improvements along the A327 have also been implemented in recent years.

Access

69. Primary vehicular access to the District Centre is via Nine Mile Ride Extension, with a new right-turn lane replacing the current access. A secondary access is provided via Princess Marina Drive by forming a southern extension from the existing terminus. A narrowed section at the intersection with the linear park bridleway / cycleway will give priority to non-vehicular traffic. The Princess Marina Drive intersection will feature a raised table traffic calming feature, offering a safe crossing for the bridleway.
70. The District Centre proposals are considered to be well connected and provide ample opportunities for all users, including those seeking to make non-vehicular trips. A pedestrian and cycle movement plan demonstrates connectivity with the wider network, as envisaged by the Outline planning permission (Walking, Cycling, Equine Strategy).

71. The High Street is a pedestrian only area leading up to the Village Green and ponds. Direct connections are provided to the residential housing located to the west and north, the supermarket to the south, the existing bridleway and the key east-west cycle / pedestrian route within the Village Green. Connections are also provided between the District Centre and Bohunt School, with the village core becoming a hub within the wider local pedestrian and cycle network. A continuous 3m wide shared footway/cycleway is proposed along the on the eastern side of the spine access road, and a 2m wide footway on the western side. The design of the shared use cycle / pedestrian routes is in accordance with LTN1/20.
72. A construction phasing plan demonstrates that access to Bohunt School via the SANG / Linear Park can be maintained throughout the build period. Further logistical detail will be required and can be secured through a Construction Environment Management Plan (CEMP), as required by outline planning condition 65. It is expected that the school will be consulted by the developer when formulating this strategy; informative 17 refers.
73. The application is supported by an Equality Impact Assessment (EIA) which demonstrates that the proposals do not unlawfully discriminate against any protected characteristic under the Equality Act (2010). This includes ensuring that tactile paving and dropped kerbs are provided at all controlled and uncontrolled crossing points, with appropriate colours chosen based on the nature of the crossing. Seating will also be provided at regular points across the public realm to provide rest opportunities.

Public Transport

74. A public transport strategy was secured by condition 33 of the outline planning consent. This established principles for phasing improvements to the public transport network, in coordination with section 106 public transport contributions. The current application forms part of the second phase of the strategy wherein a public transport interchange is delivered within the District Centre to accommodate the Leopard 3 service. An interchange is proposed and features a dedicated bus layby, bus flag and pole and new shelter facilities on both sides of the NMRE carriageway.
75. Convenient access to existing services to Reading and Wokingham are therefore available and anticipated to improve over time. The increased population and commercial development will help increase patronage on the local bus services.

Vehicle Parking

76. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking, outline condition 28 requires reserved matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated or visitor parking.
77. Accordingly, the layout provides 298 allocated parking spaces in addition to 49 garage spaces and 14 residential visitor spaces. 47 spaces are reserved for the public house site, 5 for the specialist housing block (supported living accommodation) and 6 for the pre-school. Shared village centre parking accounts for a further 133 spaces, the majority of which are sited within the existing Arborfield Green Leisure Centre car park (owned by WBC). There is also the supermarket car park, which although not a public car park (controlled by the supermarket operator), will offer

additional parking to visitors of the village centre. The parking proposals have been assessed against WBC standards and are considered appropriate.

78. Fundamentally, it is considered that shared parking is key to the successful delivery of the village centre, to prevent an oversupply of spaces which are unlikely to be in use all the time and therefore would detract from the attractiveness and operation of the new centre. Finally, it should also be noted that the intention of the SDL was to reduce private vehicle movements and as such the village centre and SDL has been planned to be well connected by safe and attractive pedestrian and cycle routes. A planning condition is recommended to secure a Parking Management Strategy including ongoing monitoring; 11 refers.

Electric Vehicle Charging

79. All residential units will benefit from access to activated electric vehicle charging facilities. A further 20 commercial spaces are provided as 'passive' spaces (i.e. allowing for ease of conversion upon future demand). A condition is recommended to establish further technical detail in conjunction with the highways detailed design process, and a means for bringing the passive spaces into operation; 11 refers.

Bicycle parking

80. Consistent with Core Strategy Policies CP1, Sustainable Development and CP6, Managing Travel Demand, which expect development to make provision to support sustainable travel, Condition 29 of the outline planning consent requires cycle parking and storage in line with the Council's standards at the time. These are set out in MDDL Appendix 2: 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.
81. The application proposes that cycle parking for houses will be provided on plot within garden sheds with rear access. For the apartment units, secure facilities are specified in a dedicated block for residents. Facilities will be provided within the High Street area and at the community centre, details will need to be provided as part of the technical design process, a condition is recommended to finalise details for all cycle parking facilities; 12 refers.

Sustainable Design and Construction:

82. Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer 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. Core Strategy Policy CP1 requires facilities for recycling of water to reduce per capita water consumption. The application is supported by an Energy Strategy which commits the developer to provide space for on-plot composting and to supply water butts.
83. Outline planning condition 49 requires low and zero carbon technologies to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirement of 'Part L: Building Regulations'. The application is supported by a strategy to achieve this through building fabric efficiency in combination with solar PV panels for the residential uses. The commercial development and refurbished community centre will include air source heat pumps.

Condition 52 requires these measures to be installed and operational prior to occupation.

84. The Future Home Standard will become mandatory from 2025 and will ensure that any part of the residential development commenced after this date will produce less carbon emissions than homes built under the current Building Regulations (requirements to further enhance building fabric, triple glazing and low-carbon heating through heat pumps).

Flooding and Drainage:

85. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) 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. MDD Policy CC10 states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.
86. A Flood Risk Assessment was produced in support of the outline planning permission and has ensured that all residential development parcels are appropriately sited. The Reserved Matters are accompanied by updated hydraulic modelling, together with a drainage strategy to manage surface water in heavy rainfall events up to an including the 1 in 100 year storm, plus a 30% allowance for climate change. During extreme rainfall events, water would be contained within carriageways, routed away from properties and back into the drainage network or open spaces.
87. The updated modelling is informed by the latest methods and data to provide a better representation of flood risk. The model results indicate that the District Centre site is partially located within Flood Zone 3b, implying that the site is susceptible to flooding and therefore impacted by recent regulatory updates. Notwithstanding this, a proposed scenario model takes account of increased conveyance that would result from an upgraded culvert underneath Princess Marina Drive, helping to mitigate flood risk.
88. The District Centre masterplan has been designed to reduce flood risk by raising ground elevations in the north-west corner of the site. Properties nearest the watercourse in this area will have thresholds up to +700mm above the existing ground levels to provide further resilience to flood risk. As such, the vast majority of the District Centre site (including all dwellings / buildings) would be excluded from Flood Zone 3b. A small area of road and associated allocated parking (reserved for the public house site) would remain within the zone, though a detailed analysis of the area has established that any localised flood risk can be mitigated through detailed design; condition 14 refers.
89. The proposals meet the requirements of the Lead Local Flood Authority and are therefore acceptable.

Environmental Health:

90. 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.

Noise

91. It is acknowledged that there will be a greater level of activity arising from the delivery and future occupation of the development, though this would not be to an extent that is unusual in a village centre location. As the site has been identified as being suitable for mixed use, the principle of development has been established.
92. The planning permission also secures a Construction Management Plan via condition to minimise disruption. Condition 59 further requires proposals for noise insulation within dwellings, with details to be approved prior to commencement. Condition 68 of the Outline Planning consent controls the hours of construction operations to 0800-1800 on Mondays to Fridays and 0800-1300 on Saturdays.
93. The outline planning permission is subject to condition 62 which controls noise from the non-residential uses that are proposed within the District Centre. Before development commences, a scheme specifying noise control measures will require LPA approval.
94. An Environmental Noise Survey has been carried out to assess the noise impact on the development from an existing multi-use games area (MUGA) at Bohunt School. The survey considers how the MUGA may impact the proposed adjacent dwellings, concluding that reasonable internal noise conditions can be maintained with the addition of a boundary fence. Accordingly, the application is supported by a boundary treatments plan which proposes fencing in this location.
95. For units that will be subject to the Licensing Act 2004, activity can be controlled through individual premise licences. For un-licenced businesses, cafés for example, hours of operation (including outdoor use and deliveries) can be controlled through outline condition 64; details for each unit are to be agreed with the LPA through future discharge of conditions application(s).

Odour

96. The outline planning permission is subject to condition 63, which controls ventilation and odour. Details of kitchen extract ventilation systems or other steps required to mitigate discharge or smell and fumes are to be approved by the LPA prior to commencement of development for the commercial units.

Light

97. The potential impacts of light spill from the adjacent Bohunt School Multi Use Games Area (MUGA) on neighbouring properties has also been considered. A Lighting Impact Assessment demonstrates that light spill would be maintained within the limits of the Institute of Lighting Professionals (ILP) standard. Further mitigation can be secured through the installation of a fence along the site boundary. The application is supported by a boundary treatments plan which proposes fencing in this location.

Contamination

98. The application is supported by a Desk Study and Ground Investigation Report with Remediation Proposals. The recommendations include minimum soil capping requirements, together with a watching brief for any unexpected contamination. A

remediation management plan (followed by verification) is to be submitted for approval by the LPA in accordance with outline condition 58. The remediation proposals have been assessed and are considered appropriate.

Ecology:

99. 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.
100. The original outline application was approved at a time when the use of biodiversity impact assessment calculators – used to consider a development scenario and whether there is a biodiversity net loss or gain – was not widespread and the National Planning Policy Framework wording was weaker at justifying the requirement for this approach. Instead, the Council's ecology specialist made an overall assessment of the biodiversity benefit of the outline proposals using professional judgement. The overall assessment at outline was informed by an overarching landscape strategy which includes the provision and security of a significant area of semi-natural greenspace within the required SANGs.
101. In accordance with outline planning conditions 19-23, the Reserved Matters are supported by mitigation strategies for hedgerow compensation, bats, reptiles, non-native species management and habitats/biodiversity. Each strategy describes the potential impact of the development and proposes specific on-site mitigation to be implemented where necessary.

Thames Basin Heaths Special Protection Area:

102. The Thames Basin Heaths Special Protection Area (SPA) was designated under European Directive due to its importance for heathland bird species. Policy CP8 of the Core Strategy establishes that new residential development within a 7km zone of influence is likely to contribute to a significant impact upon the integrity of the SPA. The Arborfield Garrison SDL falls within this zone of influence and, in accordance with Policy CP17 of the Core Strategy and Design Principle 1c (vi), mitigation in the form of Suitable Alternative Natural Greenspace (SANG) is provided. The development is mitigated by provision of a 14ha SANG at Hazebrouck Meadows and a proposed 24ha extension to the existing Finchwood SANG (West Court SANG).

Archaeology:

103. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. Outline planning permission 69 stipulates that Reserved Matters applications to be supported by archaeological investigation. Corresponding works, including trial trench evaluation, have been undertaken within the District Centre parcels. The impact of the proposed development has been mitigated by a detailed excavation to record features identified during evaluation. No further archaeological works are required.

CONCLUSION

104. The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies and guidance for development within the Arborfield Garrison SDL. It is considered that the application will deliver high quality development in accordance

with the Council's spatial strategy and vision and therefore can be recommended for approval.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. The application is supported by an Equality Impact Assessment (EIA). There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

Conditions:

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2280 dated 02/04/2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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.

Approved plans

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

Site Location Plan – Ref. P21-2598-DE-20 Rev C
Site Layout Plan – Ref. P21-2598-05 Rev W
Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev W
Commercial Space Plan- Ref. P21-2598-DE-08 Rev J
Parking Strategy Plan – Ref. P21-2598-DE-09B Rev D
Affordable Housing Plan – Ref. P21-2598-DE-10 Rev G
Electric Vehicle Charging Plan – Ref. AGDC-EV001 Rev A
Poperinghe Pre-School - Ref. P21-2598-DE-15 Rev E
House Type Pack – Ref. P21- 2598-DE-12 Rev D
Apartment Type Pack – Ref. P21- 2598-DE-15 Rev G
M4 Compliance Plan – Ref. P21-2598-DE-17 Rev D
Buildings Heights Plan – Ref. P21-2598-DE-21 Rev C
Boundaries Plan – Ref. P21-2598-DE-22 Rev C
Construction Phasing Plan - Ref. P21-2598-DE-05 Rev W / AGDC-CP001
Land Use Plan – Ref. P21-2598-DE-31
Highway Connection – Princess Marina Drive - Ref. ITL13513-GA- 018 Rev F
Highway Connection with Temporary Turning Head – Parcel N - Ref. ITL13513-GA-024 Rev B
Community Centre Proposed Ground Floor Plan – Ref. 5597-1210 Rev C
Community Centre Proposed First Floor Plan – Ref. 5597-1211 Rev C
Community Centre Proposed Roof Plan – Ref. 5597-1212 Rev A
Community Centre Proposed Elevations 1 of 2 – Ref. 5597-1310 Rev B
Community Centre Proposed Elevations 2 of 2 – Ref. 5597-1311 Rev B
Proposed Site Levels – Ref. 60312043-CIV- DC-002 Rev P8

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.

Construction Phasing

3. The phasing of the development shall be carried out in on accordance with “Construction Phasing Plan - Ref. P21-2598-DE-05 Rev W / AGDC-CP001” unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure comprehensive planning and delivery of the development and infrastructure requirements. Also to demonstrate that early phases can function satisfactorily while later phases are delivered. Relevant Policies: Core Strategy policies CP1, CP3, CP4, CP6.

Ancillary accommodation

4. Floorspace labelled “staff/storage room” (first floor) and “staff bedroom” (second floor) on Apartment Block 7 plans “drwg: P21-2598_15 Sheet No: Apt7” (or floorspace with an equivalent function shown in subsequent minor amendments to these plans) shall be used by staff as ancillary accommodation to serve the affordable housing block and shall not be used, sold or sub-let as separate dwelling(s).

Reason: A separate planning unit (or units) of accommodation may not comply with the policies and standards of the Local Planning Authority. Relevant policy: Core Strategy Policies CP1, CP3, CP4, and Managing Development Delivery Local Plan Policies CC01, CC07, TB07, TB08.

Community Centre Detailed Design

5. Prior to commencement of works to the Community Centre building, detailed drawings (at scale 1:100 or greater) showing all elevations (including materials, detailing of the elevations and reveal depths) and a detailed specification of the building refurbishment works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity and to ensure the physical appearance and fit out of the building is appropriate for its intended purpose. Relevant policy: Core Strategy policies CP1 and CP3, National Design Guide (NDG).

Shop fronts and signage

6. All new shop fronts and signage shall be in accordance with a Shop Front and Signage Design Guide which shall be consistent with the advice in the Borough Design Guide SPD, June 2012 (or any guidance that supersedes it) and has first been submitted to and approved in writing by the Local Planning Authority. The Guide shall remain in force for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority

Reason: in the interests of visual amenity. Relevant Policies: Core Strategy Policies CP1, CP3

Landscape management

7. Prior to the first occupation of the development a Landscape Management Plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved unless otherwise agreed in writing by the Local Planning Authority.

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

Public Art

8. Prior to the commencement of development within phase 2 (as defined by P21-2598_DE_05W / AGDC-CP001 – Construction Phasing Plan), a strategy for delivery of public art throughout the District Centre site, setting out principles for:

public engagement;

the nature of the artwork;
number of pieces;
locations;
procurement; and
phasing of delivery

shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall be implemented as approved.

Reason: In the interests of achieving high quality development with a sense of place, in accordance with Core Strategy policies CP1 Sustainable Development, CP3 General Principles for Development, Appendix 7 (paragraph A7.12) and the Arborfield Garrison SPD (Design Principles 3f and 1e(v)).

Road Safety Audit

9. Prior to commencement of the development a Road Safety Audit Stage 1 and designer's comments shall be submitted to and approved in writing by the Local Planning Authority.

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

Electric Vehicle Parking

10. Prior to commencement of development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by the Local Planning Authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance with Building Control Regulations Approved Document S and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy thereafter.

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

Parking Management Strategy

11. Prior to the first occupation of any part of the development, a Parking Management Strategy for all parking spaces (residential and public) shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the management of all parking spaces, the monitoring of parking throughout the development, a process for activating passive Electric Vehicle Charging spaces, and the ability to request and fund Traffic Management Orders if required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP18 and MDDLDP policies CC07 and TB20.

Bicycle Parking

12. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage / parking facilities for the occupants of and visitors to the development (including the high street and Class E uses) shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage / parking shall be implemented in accordance with such details as may be approved before occupation of

the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof (where appropriate) 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.

Visibility Splays for Private Drives

13. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway serving that dwelling, unless otherwise agreed in writing with the Local Planning Authority. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

Management of Surface Water

14. Construction of no part of the access road serving units 1-8 and 37-39 shall be commenced until a design for the road and parking spaces within Flood Zone 3b (as described in 60312043-CIV-DC-HM-002 P02 Hydraulic Modelling Update, Figure 6) has been submitted to and approved in writing by the Local Planning Authority. The design shall ensure the safe dissipation of floodwater through appropriate grading and the installation of an effective drainage system to redirect floodwater away from the access routes and parking spaces and back into the water channel.

Reason: To prevent the increased risk of flooding. Relevant policy: NPPF, Wokingham Borough Core Strategy Policy CP1 and CP18 and the Managing Development Delivery Local Plan Policy CC10

Shared car park boundary treatment

15. Details of the boundary treatment between the shared car park and Bohunt School shall be submitted to and agreed in writing by the Local Planning Authority. The Community Building and Class E units shall not be occupied until boundary treatment details have been implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and 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 are relevant to the development.

3. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: (e.g.):

- a pre-application process was undertaken by the applicant;
- addressing concerns relating to the detailed site layout;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

5. 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.

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. 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.

8. 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.

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

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. 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.

Street lighting

13. The applicant is advised that details of street lighting to be approved under highways technical details (outline planning condition 26) will be required to demonstrate compatibility with the landscaping scheme to be approved under outline planning condition

14. Particular care should be taken to ensure that street lighting does not conflict with trees to be planted within services margins or highway verges. Such plans shall demonstrate street lighting within service margins.

15. 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.

16. This approval shall not be taken to imply agreement of a Community Centre Specification; the details of which will need to be submitted for approval in writing by the Council, as set out in the section 106 agreement.

17. The Construction Environment Management Plan (CEMP) required for the site in accordance with outline condition 65 shall include provisions to maintain safe access / egress to Bohunt School via the existing California Greenway / Hazebrouck SANG route. It is the expectation of the LPA that the developer will consult Bohunt School and the Finchampstead ward councillors on its strategy prior to the submission of a CEMP.

18. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of

advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.