

# Agenda Item 7.

<b>Development Management Ref No</b>	<b>No weeks on day of committee</b>	<b>Parish</b>	<b>Ward</b>	<b>Major Development Proposal</b>
153435	21	Shinfield	Shinfield South	

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

**FOR CONSIDERATION BY** Planning Committee on 25/05/2015  
**REPORT PREPARED BY** Head of Development Management and Regulatory Services

## **SUMMARY**

The Reserved Matters application site is located to the south of Brookers Hill, west of Hollow Lane and north of Church Lane and Gloucester Avenue. The site consists of agricultural land, outside of development limits but within the South of M4 Strategic Development Location. The area forms part of a larger site which received outline planning permission under appeal reference APP/X0360/A/12/2179141 and subsequently varied under application VAR/2013/0602.

The current application relates to the western component of the site, where the outline consent established the principle of development for a sports pavilion, associated vehicle parking, public open space (including a cricket pitch) and other informal public open space. The purpose of this Reserved Matters application is to provide further detail to what has already been agreed in respect of appearance, landscaping, layout, scale and access.

The planning committee resolved to grant planning permission in September 2015 for 126 new dwellings on the adjacent eastern part of the outline site. Although formal permission for the residential component has not yet been granted (negotiations on a s.106 legal agreement are ongoing), the two parts of the site can each be brought forward independently, as established by the Inspector within the appeal decision for the Outline planning application.

The application is before the Planning Committee as it is a major development that is recommended for approval.

The pavilion is designed as a simple form that can provide a flexible community facility, and includes changing rooms and a viewing terrace. In design terms, the pavilion considered to be appropriate given the established proposed use for the site. The wider open space, including the cricket pitch and informal open space, will benefit from amenity planting and will offer an attractive setting, integrating the

development (and the proposed residential development to the east) into the wider landscape setting. The cricket pitch itself will be constructed to English Cricket Board requirements. Hard surfacing is limited and focused around the proposed pavilion building. The proposal will not result in any significant impacts to neighbouring residential occupiers amenities. The development is therefore considered acceptable and it is recommended that Reserved Matters are approved.

## PLANNING STATUS

- South of the M4 Strategic Development Location (SDL)
- Adjacent to Modest Development Location (southern and eastern, developed part of the outline site, but not within the red line boundary of the Reserved Matters site)
- Avenue of trees along access road protected under TPO 1193/2007
- Listed Buildings: St Mary the Virgin, Church Lane (Grade 1); Milton Sandford Restaurant, Church Lane (Grade II); Church Farmhouse, Church Lane (Grade II); and granary at Church Farm House (Grade II); Lane End Farmhouse, Shinfield Road (Grade II)
- Gas pipeline consultation zone, parallel to Brookers Hill (Burghfield Power Station supply)
- Mineral Consultation Area (south-western corner)
- Contaminated Land Consultation Zone
- Thames Basin Heaths Special Protection Area 7km linear consultation zone
- Nuclear Consultation Zone
- Area of archaeological potential

## RECOMMENDATION

APPROVE RESERVED MATTERS subject to the conditions listed below.

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

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

Drawing No	Title	Received by the LPA
RG-L-207 rev D	The Manor Open Space Landscape Plan	22/12/2015
RG-L-208	Site Boundary Plan	22/12/2015
RG-L-209	The Manor Open Space Boundary Treatments/Site Furniture	22/12/2015
RG-L-210	The Manor Open Space Planting Details	22/12/2015
n/a	Design and Access Statement (page 15 only)	22/12/2015
RG-A-01	Ground Floor Plan	22/12/2015

RG-A-02	Elevations	22/12/2015
RG-A-03	Roof Plan	22/12/2015
JNY8615-04 rev A	Proposed Pavilion Car Park Layout Long Sections	22/12/2015

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

3) Unless otherwise agreed in writing by the Local Planning Authority, the materials to be used in the construction of the external surfaces of the pavilion building hereby permitted shall be of a similar appearance to those indicated on page 15 of the application Design and Access Statement (December 2015) and elevation drawing RG-A-02. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.*

*Relevant policy: Core Strategy policies CP1 and CP3*

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

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

5). Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of amenity. Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP11 and Managing Development Delivery Local Plan policy TB21.*

## **Informatives**

1). The development accords with the policies contained within the adopted /development plan and there are no material considerations that warrant a different decision being taken.

2). 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 addressing the evolving planning policy context.

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.

3). The applicant is reminded that condition 34 of the Outline planning application requires the sport pitches to be laid out in accordance with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, March 2000) or any successor publication. The applicant is advised that the successor publication is "Natural Turf for Sport" (Sport England, 2011).

Sport England recommend that a detailed assessment of the ground conditions pertaining is also undertaken to ensure (among other things) appropriate drainage.

4). The applicant is reminded that, in accordance with condition 33 of VAR/2013/0602, a written scheme of investigation is required for the reserved matters site. This should include provision for an archaeological watching brief to be carried out during any groundworks within the area of the pavilion.

**PLANNING HISTORY**

Late 1940's -1980's	Various applications for development associated with the use of the site by the National Institute for Research and Dairying (NIRD) which occupied land west of Hollow Lane between Brookers Hill in the North and Church Lane in the South.
36941	18,766m <sup>2</sup> B1 floorspace occupying most of the NIRD site, with the exception of the north-eastern corner, allowed at appeal in May 1992. The time for implementation was extended in May 1995 (application 43818)
43818	
O/1997/64991 (& duplicate O/1997/64992)	Outline application for the erection of 25 dwellings (five two-bedroom affordable units and 20 four-bedroom market houses) with associated access roads, car parking and open space approved on 1 October 1997 with reserved matters conditionally approved 24 July 1998. A subsequent full application for 20 five-bedroom houses as an alternative to the four-bedroom houses already approved was conditionally approved on 28 October 1998. (Now the Manor).
RM/1998/67568	
F/1998/68190	
O/2000/2590 (& duplicate O/2000/2605)	Outline planning permission for a 18,766m <sup>2</sup> Class B1 business redevelopment on 6.18 hectares of land (the central part of the NIRD site, north of the residential development that had already taken place at the Manor) conditionally approved on 7 June 2001. Access was to be from Brookers Hill.
O/2003/8535 (& duplicate O/2003/8536)	Outline application for the erection of 80 dwellings with access via The Manor onto Church Lane conditionally approved on 24 February 2004.
RM/2005/3851	Reserved matters for 78 dwellings was conditionally approved on 3 May 2005 and reserved matters for conversion of a barn to two
RM/2006/6701	

F/2008/2526	<p>dwellings conditionally approved on 8 March 2006. Subsequent full applications for conversion of the barn to one and three dwellings were refused (F/2007/2060 &amp; F/2007/3056) but a full application for three dwellings was approved on 28 January 2009. (Now Gloucester Avenue).</p>
O/2003/8537 (& duplicate O/2003/5838)	<p>Outline application for erection of 18,766m<sup>2</sup> buildings for B1 use on 6.18 hectares of land (on the northern part of the NIRD site) conditionally approved 12 January 2004. A two year extension of the time for submission of reserved matters until July 2009 was conditionally approved in July 2006 but a further extension of time was refused on 30 June 2008 due to the use of land in the Countryside, failure to demonstrate the proposal would not cause harm in terms of the amenity of neighbours, flooding and bats or to secure infrastructure impact mitigation.</p>
VAR/2006/7731	
O/2008/0792	
TP/2007/0435	<p>Temporary use of hard standing for offices, car parking site vehicle parking and temporary materials store by Balfour Beatty granted until May 2007. An application to extend this period and allow 24 hour use was withdrawn on 5 February 2009.</p>
VAR/2008/2374	
C/2011/0204. Appeal reference: APP/X0360/A/12/21 79141	<p>Outline application for demolition of existing buildings and a residential development comprising up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works (means of access to be considered: appearance, landscaping, layout, and scale reserved). The application was refused by Planning Committee on 30/05/2015. Planning permission was subsequently granted permission by the Planning Inspectorate on 08/01/2013.</p>
VAR/2013/0602	<p>Application to vary conditions 1, 9, 14, 15, 29 and removal of conditions 50 and 53 of planning consent granted on appeal O/2011/0204 dated 8.1.13 for up to 126 dwellings, a sports pavilion, public open space, landscaping and associated works. Approved 18/06/2013.</p>
C/2014/0554	<p>Application for submission of details to comply with condition 42 of VAR/2013/0602 (Access from Brookers Hill). Details approved 19/06/2014</p>
C/2014/0560	<p>Application for submission of details to comply with the following conditions of VAR/2013/0602):</p> <p>Conditions 4, 8 and 9 (phasing of public open space, boundary treatments, structural landscaping).</p> <p>Conditions 29(A) and 29(B) Contamination</p> <p>Details approved 19/06/2014</p>
RM/2014/2062	<p>Reserved Matters application pursuant to planning consent VAR/2013/0602 for a development of 126 dwellings a sports pavilion, public open space landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale. Resolution to grant planning consent by planning committee on 16/09/2015 subject to completion of a section 106 legal agreement pertaining to non-adoptable areas of</p>

	the site. Negotiation of the s.106 legal agreement is ongoing.
152767	Application for submission of details to comply with the following condition of planning consent VAR/2013/0602 (18/6/2013). 33. Archaeology. Part discharge 09/11/2015, full discharge is subject to outcome of trial trenching results.
153425	Application for submission of details to comply with the following conditions of planning consent VAR/2013/0602 (18/6/2013): 20 & 21 Details of Bat Mitigation. Conditions discharged 23/02/2016.
160161	Application for submission of details to comply with condition 24 of planning consent VAR/2013/0602 (13/6/2013): 24. Demolition and Remediation. Condition discharged 29/02/2016
160221	Application for submission of details to comply with the following conditions of planning consent VAR/2013/0602 (13/06/2013): 6. Materials. Currently under consideration.

<b>SUMMARY INFORMATION</b>	
Site Area	3.84ha
Previous land use	Agricultural
Proposed land use	Cricket pitch (1.1ha), pavilion and associated vehicle parking (0.11ha), remainder of site: 2.63ha
Proposed floor space (cricket pavilion)	126m <sup>2</sup>
Existing parking spaces	0
Proposed parking spaces	22 car parking spaces (including two disabled spaces), plus parking for two mini-buses and one coach. In line with adopted standards.

<b>CONSULTATION RESPONSES</b>	
Landscape Officer	No objection
Ecology Officer	No objection
Access and Movement	<p>No objection. 22 car parking spaces, including two disabled spaces have been provided. This meets the WBC standard and is acceptable.</p> <p>Occasional coach parking will be provided on a reinforced grass area to provide a stable surface but minimise visual dominance. Coaches would be able to access and egress the development in a forward gear. Refuse vehicles</p>

	<p>would also be able to access the pavilion if required.</p> <p>10 covered secure and accessible short term cycle parking spaces are being provided at the pavilion and this is acceptable. Long term cycle parking at this location is not considered necessary.</p>
WBC Drainage Advisor	No objection
Environmental Health Officer	No objection, subject to additional precautionary condition in unlikely event unexpected contamination is found.
Archaeological Advisor	<p>No objection.</p> <p><i>[Officer note: A previous evaluation within the area of the pitch showed there to be a low potential for archaeological remains. An archaeological watching brief will be required to be carried out during any groundworks, in order to comply with conditions attached to the Outline planning permission. See also informative 4].</i></p>
Sport England	<p>Supports the application. Various new conditions pertaining to the management and standard of the sports pitch are suggested.</p> <p><i>[Officer note: The application proposal is not required to mitigate the impact of any other development. Therefore, the various suggested conditions are not considered to meet the required test of being reasonable or necessary in this instance. See also Informative 3].</i></p>
Ward members	No comments received
Shinfield Parish Council	<i>"Shinfield Parish Council welcomes additional sports provision within the parish"</i>

## REPRESENTATIONS

No representations have been received.

## PLANNING POLICY

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

National Planning Policy Guidance

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

- CP1 - Sustainable Development
- CP3 - General Development Principles
- CP4 - Infrastructure Requirements
- CP6 - Managing Travel Demand
- CP7 - Biodiversity
- CP8 - Thames Basin Heaths Special Protection Area
- CP9 - Scale and Location of Development Proposals
- CP11 - Proposals outside Development Limits (including countryside)
- CP19 – South of the M4 Strategic Development Location

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

Managing Development Delivery Local Plan (MDD LP) policies

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

Landscape and Nature Conservation

- TB21: Landscape Character
- TB23: Biodiversity and Development

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

Emerging Shinfield Parish Neighbourhood Development Plan:

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

Supplementary Planning Documents

Wokingham Borough Design Guide Supplementary Planning Document (June 2012)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)



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

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Shinfield School Green Village Character Statement

## **PLANNING ISSUES**

### Principle of development and infrastructure delivery

1. The Reserved Matters site is located outside of development limits, but within the South of M4 Strategic Development Location. The principle of development has been established through appeal decision APP/X0360/A/12/2179141 (subsequently varied by application VAR/2013/0602), whereby outline planning permission was granted for a sports pavilion, associated vehicle parking, public open space (including a cricket pitch) and other informal open space. This permission establishes the principle of access together with development parameters for the western part of the Outline site to which the current Reserved Matters application relates.
2. The purpose of the current reserved matters application is therefore to provide further detail in respect of the layout, scale and the appearance of the pavilion building, sports pitches, open space and landscaping. The application relates only to the western element of the Outline site and does not include details for the residential development that forms part of the same Outline parent planning application.
3. The planning committee resolved to grant Reserved Matters permission in September 2015 for 126 new dwellings on the adjacent eastern part of the Outline site (application RM/2014/2062). Although formal permission for the detail of the residential component has not yet been issued, the two halves of the site can each be brought forward independently, as established by the Inspector within the appeal decision for the Outline planning application.
4. Developer infrastructure contributions have previously been secured by means of a section 106 legal agreement. These contributions will include specified amounts towards the Shinfield Eastern Relief Road (ERR), the improvement of local bus stops, primary and secondary education, libraries, various sports and recreational facilities, country parks, affordable housing, improvement of local walking and cycling infrastructure and a travel plan. These are tied to the residential component of the Outline planning permission.
5. The current Reserved Matters application includes sports and recreational facilities; however, on-site provision of these facilities (i.e. to serve the 126 dwellings on the eastern part of the Outline site) is not a requirement of the Outline planning permission. Instead, the section 106 legal agreement secures financial contributions for off-site provision.

### Impact on the Character of the Area

6. The site is currently in agricultural use and is comprised of open grassland. The northern part of the site, fronting Brookers Hill, is prominent from the public realm and also from existing properties on the northern side of Brookers Hill. Views of the site from other vantage points are more limited; however, as the site is adjacent to the planned residential development immediately to the east, there will in future be a direct relationship between the two.
7. The location of the sports pitch and pavilion were agreed as part of the Outline planning approval and remain broadly as shown on the approved land use parameter plan. The pavilion building is sited wholly within the building area specified by the parameters, allowing for viewing of the proposed cricket pitch (through a glazed elevation) immediately to the south.
8. The car park area extends slightly outside the parameter plan area; however, this is in order to meet Wokingham Borough Council standards for parking provision. Hard surfacing is limited and focused around the pavilion building. The surfacing would be a self-binding gravel finish - matching the specification of recently constructed car parks for the Loddon and Ridge SANGs. This will provide a more naturalistic appearance that is appropriate to the location of the site in providing a transition to the surrounding countryside.
9. The pavilion building is single storey – 6.2m to the ridge line (which corresponds to 69.7 AOD) is comfortably within the 72m AOD maximum height specified by the Outline parameters. The building would have a simple form with a pitched roof and canopy facing the sports area, designed to prevent glare from the late afternoon summer sun.
10. The building has been designed to deter vandalism and features rolled shutters to protect principal glazed elevation when the building is not in use. The proposed materials are in keeping with the Local Character Analysis undertaken for the outline planning application and include timber cladding to walls and slate and slate roof. Therefore, it is considered that the proposal would have an appropriate appearance within its surroundings.
11. A cricket pitch (square and outfield) would be formed immediately to the south of the pavilion building in accordance with English Cricket Board requirements for community facilities. Some cut and fill will be required in order to create a suitable playing surface; however, level changes will be limited to a maximum - 1m/+1.5m regrading, in accordance with Outline planning permission parameters.
12. Informal recreation space around the periphery of the site will provide an attractive setting for the development and will also help to integrate the adjacent development into the wider landscape setting. To this end, amenity grassland and structural planting will be implemented in accordance with details required under condition 8 and 9 of the Outline planning permission.
13. The Outline planning permission made provision for allotments in the far south western corner of the site. The current application does not include details of these allotments, and the corresponding part of the site is shown to remain 'as

existing'. However, there is no formal or policy requirement for delivery of allotments on the site. As set out in paragraph 3, the Reserved Matters site can be brought forward independently of the anticipated development on land to the east and is not required in order to mitigate the impact of residential development.

#### *Summary*

14. The details of the development are considered to be in accordance with the parameters set by the Outline planning permission. The pavilion building is of a modest scale and would have an appropriate appearance in this setting. The cricket pitch, informal open space and landscaping proposals will enhance the site and provide for an appropriate transition between settlement and countryside. The design approach respects the context of the site location, advice provided by the NPPF, policies CP1 and CP3 together with Supplementary Planning Guidance and is therefore considered to be acceptable

#### Landscaping

15. The application is supported by a landscaping scheme detailing boundary treatments and structural landscaping. This proposes a small number of modifications to landscaping previously agreed under conditions 8 and 9 of the Outline planning application (reference C/2014/0560). The landscape officer has advised that these changes, being minor, allow for the same overall number of trees and are acceptable in principal.

#### Impact on Neighbouring Properties

16. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.
17. The pavilion building is well separated from neighbouring development, and from future residential development on the site to the east. No floodlighting is proposed as part of the scheme. Therefore, the pavilion proposal will not cause detriment to adjoining land users in terms of loss of light, light pollution, overlooking, or overbearing impact.

#### Noise

18. Core Strategy Policy CP1, Sustainable Development and MDDL Policy CC06 (Noise) directs development away from areas where noise would impact upon amenity and require mitigation where noise cannot be completely avoided. The location of the pavilion and the cricket pitch are in accordance with the locations specified in the outline land use parameter plan. The parking area is also sited away from any neighbouring residential properties and therefore any impact is limited. Use of the cricket pitch and pavilion is unlikely to cause harmful noise disturbance to adjoining land users.

#### Sustainable Design & Construction

19. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary

Planning Document (May 2010) also emphasise this.

20. Condition 38 of the outline planning permission requires the sports pavilion to be designed to achieve BREEAM 'very good' (or equivalent) certification. In addition, condition 39 requires the development to include measures to secure at least a 10% reduction in carbon emissions.
21. BREEAM is a sustainability rating scheme for the built environment; it contains nine categories overall which are made up of various environmental issues. During a BREEAM assessment each of these issues is measured against specific performance criteria in order to ascertain what BREEAM level can be awarded. A pre-assessment exercise has been completed and demonstrates that an overall score of 56.3% could be achieved, exceeding the threshold for a 'Very Good' rating (55%). Therefore, the development is capable of meeting the requirements of condition 38.
22. A simplified building energy model has been completed for the pavilion building and has demonstrated that a minimum of 10% of the building energy demand can be provided by decentralised, renewable or low-carbon technology. It is proposed that an Air Source Heat Pump will be installed, allowing for 87.8% of the building energy usage to be provided by this source. Therefore, the development is capable of meeting the requirements of condition 39.

#### Access and movement

23. Core Strategy Policies CP1 and CP6 require new development in to be in accessible locations, provide access by a range of modes with emphasis on sustainable travel, provide appropriate parking, and mitigate any road safety or other highway related problems. The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol) in combination with other planned development within the South of M4 SDL. The Manor site (including the residential development) was shown not to have a significant impact on its own.
24. The outline application established the detail of a main access to the site from the existing priority junction at Brookers Hill. The existing junction design has sufficient capacity both to serve users of the sports facility/pavilion and the anticipated residential development on land to the east.
25. Vehicular access to the pavilion is from an existing estate road, just inside the main Brookers Hill access to the site. It is anticipated that this initial section of the site access road (i.e. to serve the pavilion) will be adopted as public highway.

#### *Parking*

26. In line with Core Strategy Policy CP6, Managing Travel Demand and MDDL Policy CC07: Parking Condition 45 of VAR/2013/0602 requires Reserved Matters to incorporate car and coach parking in line with the Council's standards.
27. The application includes details of the parking layout at the pavilion. 22 car parking spaces (including two disabled spaces) have been provided. Two mini-bus spaces are also provided, together with occasional coach parking on a

reinforced grass area to provide a stable surface but minimise visual dominance. Coaches would be able to access and egress the development in a forward gear. Refuse vehicles would also be able to access the pavilion if required.

28. 10 covered secure and accessible short term cycle parking spaces are being provided at the pavilion. Long term cycle parking at this location is not considered necessary.
29. Vehicle and cycle parking is in accordance with the WBC standard and is therefore considered to be acceptable.

#### *Connectivity*

30. An existing Public Right of Way, Shinfield Footpath 10, lies outside of the Reserved Matters application site boundary and is unaffected by the Reserved Matters proposal.

#### Flooding and Drainage

31. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner.
32. A drainage design drawing has been provided and demonstrates that surface water flows (accounting for 1-in-100 year flood events plus climate change) can be conveyed away from the pavilion via swale and thereafter contained wholly within land controlled by the applicant. Formal approval of the drainage details will be considered as part of a future application to discharge drainage conditions 30 and 31 of the Outline application.
33. Therefore, the application is acceptable in terms of flood risk and drainage.

#### Ecology

34. 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.
35. The development is unlikely to result in any significant harm to biodiversity, subject to compliance with the outline planning conditions.

#### *Thames Basin Heaths Special Protection Area*

36. The Reserved Matters application does not pertain to residential development. Therefore, the application is not required to demonstrate SANG provision.

#### Contamination

37. The Reserved Matters site is not known to be contaminated, but lies adjacent to former National Institute for Research and Dairying (NIRD) site (part of the Outline application site). Contamination has been found on the NIRD site and is currently being remediated in order to facilitate residential development.

Therefore, condition 4 is recommended on a precautionary basis in case unexpected contamination is found.

Archaeology

38. Core Strategy Policy CP3 and MDDL Policy TB25 require the archaeological impact of development to be taken into consideration.
39. A condition was included within the outline planning permission to require a programme of archaeological work in accordance with a written scheme of investigation to be agreed.
40. The Archaeological Assessment submitted at the outline stage identified varying levels of activity across the site. The area corresponding to the cricket pitch was shown to have low potential for archaeological remains. However, the proposed pavilion falls within an area not previously evaluated and lies closer (but not within) an area shown to have potential for archaeology. Therefore, it is recommended that a watching brief is carried out during groundworks. Such measures are controlled by condition 33 of the Outline planning application.

**CONCLUSION**

The reserved matters are consistent with the principles and parameters established by the outline planning permission, which themselves reflect the Council's adopted policies. It is considered that the application will deliver high quality development and therefore is recommended to the planning committee for approval.

**CONTACT DETAILS**

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