

Planning Statement

Land West of Kingfisher Grove, Three Mile Cross, Reading,
Berkshire, RG7 1LZ

LAND WEST OF KINGFISHER GROVE

Prepared on behalf of

SOVEREIGN NETWORK GROUP

17 October 2024

[BLACKBOXPLANNING.CO.UK](https://blackboxplanning.co.uk)

Contents

1	Introduction	3
2	Background	6
3	The Proposed Development	8
4	Planning Policy	10
5	Assessment of Proposed Development	13
6	Conclusion	18

1 Introduction

- 1.1 This Planning Statement has been prepared by Black Box Planning Ltd on behalf of Sovereign Network Group ('the Applicant'), in support of a reserved matters application to Wokingham Borough Council for the proposed erection of 49no. affordable dwellings at Land West of Kingfisher Grove, Three Mile Cross.
- 1.2 Sovereign Network Group, a registered provider of affordable housing, purchased the Land West of Kingfisher Grove with outline planning permission in December 2023, allocating around £4.4M of their Homes England Strategic Partnership grant to deliver 49 affordable homes to the benefit of the district.
- 1.3 Outline planning permission (ref. 201002 & APP/X0360/W/22/3304042) was granted on appeal on 31st January 2023 for the development of the site to provide 49 no. dwellings.
- 1.4 The outline permission is for:
- "Outline application for the proposed erection of 49 affordable dwellings, with new publicly accessible open space and access (access to be considered)"*
- 1.5 The description of development for the reserved matters application is:
- Application for approval of reserved matters following outline approval 201002 (allowed on appeal APP/X0360/W/22/3304042) for the erection of 49 affordable dwellings with associated drainage and attenuation, open space, and landscaping. Matters of layout, scale, appearance and landscaping to be determined. Includes details for discharge of conditions 11, 12, 13, 15 and 16 from outline permission ('the Proposed Development')*
- 1.6 The Planning Statement is accompanied by a range of plans and documents as follows:

Plans

- DWC-SP002-01-DR-A-0010 - Development Site Plan Colour – D
- DWC-SP003-01-DR-A-0010 - Development Site Plan Sheet 1 of 2 – J
- DWC-SP003-02-DR-A-0010 - Development Site Plan Sheet 2 of 2 – J
- DWC-SP004-01-DR-A-0010 - Parameter Plan Compliance – D
- DWC-SP005-01-DR-A-0010 - Massing & Active Frontage Plan – D
- DWC-SP006-01-DR-A-0010 - Finished Floor Level Plan - Indicative - D
- DWC-SP007-01-DR-A-0010 - Materials Finishes Plan - C
- DWC-SP008-01-DR-A-0010 - Parking Strategy Plan - C
- DWC-SP009-01-DR-A-0010 - Refuse Strategy Plan - C
- DWC-SP010-01-DR-A-0010 - Housing Tenure Plan - C
- DWC-SP015-01-DR-A-0010 - Site Sections & Street Scenes Sheet 1 – D
- DWC-SP15-02-DR-A-0010 - Site Sections & Street Scenes Sheet 2 – A
- 24009-DWC-HB01-01-DR-A-0050 - Plots 1-2, Plans and Elevations – C
- 24009-DWC-HB01-02-DR-A-0050 - Plots 7-8, Plans and Elevations – C
- 24009-DWC-HB01-03-DR-A-0050 - Plots 28-29, Plans and Elevations – C
- 24009-DWC-HB01-04-DR-A-0050 - Plots 38-39, Plans and Elevations – C
- 24009-DWC-HB01-05-DR-A-0050 - Plots 40-41, Plans and Elevations – C
- 24009-DWC-HB02-01-DR-A-0050 - Plots 3-4, Plans and Elevations – C

- 24009-DWC-HB02-02-DR-A-0050 - Plots 21-22, Plans and Elevations – D
- 24009-DWC-HB02-03-DR-A-0050 - Plots 30-31, Plans and Elevations – C
- 24009-DWC-HB03-01-DR-A-0050 - Plots 5-6, Plans and Elevations – C
- 24009-DWC-HB03-02-DR-A-0050 - Plots 17-18, Plans and Elevations – C
- 24009-DWC-HB03-03-DR-A-0050 - Plots 42-45, Plans and Elevations – C
- 24009-DWC-HB04-01-DR-A-0050 - Plots 11-12, Plans and Elevations – C
- 24009-DWC-HB04-02-DR-A-0050 - Plots 15-16, Plans and Elevations – C
- 24009-DWC-HB04-03-DR-A-0050 - Plots 36-37, Plans and Elevations – C
- 24009-DWC-HB05-01-DR-A-0050 - Plots 23-25, Plans and Elevations – C
- 24009-DWC-HB06-01-DR-A-0050 - Plots 26-27, Plans and Elevations – D
- 24009-DWC-HB07-01-DR-A-0050 - Plots 32-35, Plans and Elevations – D
- 24009-DWC-HB08-01-DR-A-0050 - Plots 9-10, Plans and Elevations – C
- 24009-DWC-HB08-02-DR-A-0050 - Plots 13-14, Plans and Elevations – D
- 24009-DWC-HB08-03-DR-A-0050 - Plots 19-20, Plans and Elevations – D
- 24009-DWC-HB08-04-DR-A-0050 - Plots 46-47, Plans and Elevations – D
- 24009-DWC-HB08-05-DR-A-0050 - Plots 48-49, Plans and Elevations – D
- Energy Resource Plan (DWC-SP011-01-DR-A-0010 -Rev D)
- 23-117-002L Indicative Levels Strategy
- PRI24594-03-North (Tree Protection Plan) (submitted in respect of condition 13)
- PRI24594-03-South (Tree Protection Plan) (submitted in respect of condition 13)
- 23-117-001G Engineering Layout (submitted in respect of condition 11)
- 3249-5-2 DR-0100-P1 Typical Tree Planting Detail
- 3249-5-2-DR-5000-P5 Landscape Masterplan
- 3249-5-2-DR-5001-P4 Planting proposals
- 3249-5-2-DR-5003-P4 Planting proposals
- 3249-5-2-DR-5004-P4 Planting proposals
- 3249-5-2-DR-5005-P4 Planting proposals
- 3249-5-2-DR-5006-P5 Planting proposals
- 3249-5-2-DR-5007-P4 Planting proposals
- 3249-5-2-DR-5008-P4 Hard surface and Furniture proposals
- 3249-5-2-DR-5009-P4 Hard surface and Furniture proposals
- ITB19902-GA-001B Swept Path Analysis
- ITB19902-GA-002B Swept Path Analysis
- ITB19902-GA-003C Swept Path Analysis
- ITB19902-GA-004B Visibility

Documents

- RM Design Compliance Statement
- Accommodation Schedule
- Planning Statement
- CIL Form 1
- Arboricultural Impact Assessment & Arboricultural Method Statement (submitted in respect of condition 13)
- Transport Technical Note (including Vehicle Tracking and Parking Demand Calculator)
- 23-117-02D Drainage Strategy Technical Note (submitted in respect of condition 11)
- Biodiversity Net Gain Assessment (submitted in respect of condition 15)
- Ecological Appraisal
- Written Scheme of Investigation (submitted in respect of condition 12)
- Energy and Sustainability Statement
- Landscape Environmental Management Plan (submitted in respect of condition 16)

2 Background

THE SITE

- 2.1 The site comprises approximately 5.8ha of agricultural land, lying to the immediate south west of the exiting settlement of Three Mile Cross. The settlement of Reading is located approximately 1.5km to the north, with connectivity both via the A33 and through public transport links along Basingstoke Road.
- 2.2 There is existing residential development to the north, alongside agricultural fields to the east, with existing residential development beyond. To the west of the site lies the A33, with a significant bank of existing woodland intervening.
- 2.3 The site topography slopes upwards in an easterly direction, and is largely bound by mature tree and hedgerow planting. A central bank of mature trees runs through the southern third of the site, along an existing drainage ditch. There are no identified TPOs within the site perimeter. Veteran trees are located to the south of the developable area.
- 2.4 The site itself is private land, with no existing Public Right of Way.
- 2.5 To the immediate south of the site lies an area with full permission (ref. 1928841) to provide a Suitable Alternative Natural Green Space, understood to be currently being built out.
- 2.6 A Byway Open to All Traffic runs to the west of the site, outside the site boundary. The Site lies in Flood Zone 1 (the lowest probability of Flood Risk).
- 2.7 Two drainage ditches run along the southern third of the site. There are no designated heritage assets in immediate proximity.
- 2.8 The site is not covered nor in immediate proximity to any environmentally designated sites. The Thames Basin Heaths SPA is located approximately 6km linearly to the south east.
- 2.9 Access to the site via Grazeley Road/Kingfisher Grove has been secured by the outline consent (ref. ITB15490-GA-002 Rev E).

PLANNING HISTORY

- 2.10 Planning permission was granted at appeal in January 2023 for the erection of 49 affordable dwellings, with new publicly accessible open space and access.
- 2.11 The outline planning permission included details of access, therefore a future reserved matters application is required to seek approval of landscaping, scale, layout and appearance. The outline approval additionally included a parameter plan (ref. D2871_423_Rev B) establishing principles for the location of built residential development within the scheme.
- 2.12 Condition 1 of the outline planning permission sets out the requirement for the details of reserved matters to be submitted for layout, scale, appearance and landscaping.
- 2.13 Condition 2 of the outline permission requires the submission of reserved matters no later than the expiry of three years from the date of permission (date of permission: 31st January 2023).
- 2.14 Condition 5 sets out the approved plans which are attached to the outline permission.

- 2.15 Condition 7 sets out that full details of construction of the access will be submitted and approved prior to commencement of development.
- 2.16 Condition 9 sets out the requirement for a Construction Method Statement (including a Construction Ecological Management Plan) to be submitted and approved prior to commencement of development.
- 2.17 Condition 11 requires the submission of a drainage strategy to be submitted and approved prior to commencement of development.
- 2.18 Condition 12 requires the implementation of a programme of archaeological work in accordance with a written scheme of investigation, with the WSI to be submitted and approved.
- 2.19 Condition 13 requires the submission of an Arboricultural Method Statement to be submitted and approved prior to commencement of development.
- 2.20 Condition 15 requires the submission of details as to how the development will achieve a biodiversity net gain of 10% for habitats.
- 2.21 Condition 16 requires the submission of a Landscape Environmental Management Plan to be submitted and approved prior to commencement of development.
- 2.22 Condition 19 requires that no dwelling be more than 2 storeys in height, and no dwelling higher than 61.5m AOD.

PRE-APPLICATION ENGAGEMENT

- 2.23 Pre-application discussions were held with Wokingham Borough Council in May 2024 seeking officer commentary on scale, layout, landscaping and appearance.
- 2.24 The pre-application discussions noted the alignment of the draft reserved matters proposals with the matters already established at outline.
- 2.25 The officer requested additional landscape planting to be delivered adjacent to the site access along the western edge of the site, alongside requesting modifications to the parking arrangements at plots 32-35, and alterations to the layout of the external amenity space at plot 9.
- 2.26 The officer additionally requested that detailed commentary be included in the reserved matters application as to how local influences had informed any materials choice, alongside the provision of a tenure plan as part of the application to set out the location of each affordable unit within the scheme.

In addition, the applicant undertook engagement with Shinfield Parish Council during June 2024, setting out details as to the development proposals alongside the design influences, and seeking feedback and commentary on the proposals and any post-construction operational matters. The applicant will engage with the Parish as the scheme progresses engaging their community investment and partnership team to support the integration of the new community. Following the conversation with the Parish SNG has also considered opportunities to include a set down area for community events proposed next to the formal play area.

3 The Proposed Development

- 3.1 The Proposed Development comprises the erection of 49no. residential dwellings, alongside provision of drainage, open space, interlinkages with the adjacent pedestrian network, and residential and visitor parking. These proposed dwellings accord with the identified area for residential development set out in the parameter plan.
- 3.2 The proposed housing and tenure mix is as follows:

TENURE	AFFORDABLE HOUSING DWELLING SIZE	NUMBER OF AFFORDABLE HOUSING DWELLINGS
Social Rent	1-bed	2
	2-bed	15
	3-bed	10
	4-bed	7
Shared Ownership	1-bed	4
	2-bed	4
	3-bed	7
TOTAL		49

- 3.3 The applicant recognises that minor alterations to the housing mix are proposed, which are in addition to those as agreed between the applicant and the Council in February 2024. This matter was discussed with officers during the pre-application discussions, and was agreed in principle with the housing enabling officer.
- 3.4 In line with the principles already established in the February 2024 exchange of letters, a further letter from the Council confirming agreement with the above mix is requested following submission of this reserved matters application, pursuant to the First Schedule Part 1 Clause 2 of the Section 106 Agreement.
- 3.5 The dwellings comprise 2 storey dwellings (or single storey maisonettes forming part of a two storey structure).
- 3.6 Dwellings are proposed to be clad principally in red and grey brick, alongside red/ brown and grey roof tiles. Windows and doors will be provided to a gray finish.
- 3.7 All proposed residential dwellings are located within the area identified within the Parameter Plan for residential development.
- 3.8 92no. parking spaces are provided alongside the proposed development, including 15no. visitor parking spaces. The highways layout additionally aligns with the illustrative road layout set out in the outline parameter plan, and includes a variety of traffic management measures.
- 3.9 The development includes a comprehensive landscaping scheme, entailing the planting of a variety of tree and shrub species of native provenance, as well as hedgerow planting and enhancement throughout the site. Suitable buffers have been incorporated to reflect the veteran tree locations to the south of the developable area.

- 3.10 A substantial area of open space is provided, comprising substantive open space, planting and a variety of footpath routes throughout the site, alongside a local area of play.
- 3.11 Footpath links are provided throughout the site, providing alternative routes to the main road access alongside opportunities to interlink with both the BOAT to the west of the site and the SANG to the south.
- 3.12 Attenuation ponds are provided to assist in the management of surface water flow. The proposed drainage solution utilises existing topography to allow the site to be effectively drained. Noting the layout of the site and land ownership, the surface water drainage strategy is proposed to drain to an existing Thames Water public sewer near the site access, which ultimately discharges to a watercourse to the north of the site.
- 3.13 Foul water is proposed to be drained to the existing foul sewer to the north of the site.

4 Planning Policy

4.1 The Development Plan consists of the following documents:

- Wokingham Borough Core Strategy (adopted 2010)
- Wokingham Borough Managing Development Delivery (adopted 2014) (the 'MDD'); and
- The Shinfield Neighbourhood Plan (made 2017)

4.2 The Development Plan includes Saved Policy NRM6 from the South East Plan related to impacts of new residential development upon the Thames Basin Heath Special Protection Area. As matters of impact upon the SPA have already been dealt with at outline the saved policy is therefore not relevant in the determination of the reserved matters application.

4.3 The Development Plan additionally includes policy TB04 relating to Development in vicinity of AWE Burghfield. In the outline decision (APP/X0360/W/22/3304042), the inspector noted at DL21 & 22:

The evidence presented to me in this appeal has been examined and tested. Given its bespoke circumstances, I do not consider that it would result in the creation of a precedent for allowing other development in the DEPZ that in any case must be assessed on its own merit.

I therefore conclude that the proposal would not present a barrier to the ability of blue light services to safely carry out their duties, and nor would it affect the Council's ability to execute and manage its obligations under the REPPiR plan. Furthermore, people living in or using the appeal site could be safely accommodated. Together, these considerations form the thrust of MDD Policy TB04 and, as such, I find no conflict with this policy. Additionally, the development would not adversely affect the continued operation of the AWE site, and there would be no conflict with the NPPF.

4.4 This matter has therefore been addressed as part of the outline decision in establishing the principle of development and is not relevant to the determination of the reserved matters application.

4.5 Relevant material considerations comprise:

- The National Planning Policy Framework (December 2023);

4.6 Wokingham Borough are in the process of reviewing their local plan. At the current time this has yet to progress to Regulation 19 stage and little weight is attached to its contents.

4.7 The principle of development, alongside the access to the site, and other policy matters are set out, are established through the outline permission.

4.8 Therefore, those policies considered to be of relevance to the determination of the Proposed Development at reserved matters stage are summarised below.

WOKINGHAM CORE STRATEGY 2006-26

4.9 Policy CP1 – Sustainable Development identifies that development proposals should ensure the provision of adequate drainage, provide attractive, functional accessible, safe secure and adaptable scheme, and utilise renewable energy features

- 4.10 Policy CP3 – General Principles for Development sets out that proposals should be of an appropriate mass, layout, built form, height, materials and character to an area, maintain or enhance the ability of the site to support habitat and protected species, use the full potential of the site and contribute to a sense of place. Proposals should provide at least 4.65ha/1000population together with recreational facilities in addition to private amenity space.
- 4.11 Policy CP5 – Housing Mix, Density and Affordability sets out that proposals should provide a mix and balance of densities, dwelling types, tenure and sizes.
- 4.12 Policy CP6 – Managing Travel Demand sets out that proposals should provide appropriate vehicular parking, having regard to car ownership, and do not cause highway problems.

WOKINGHAM MANAGING DEVELOPMENT DELIVERY 2006-26

- 4.13 Policy CC03 – Green Infrastructure, Trees and Landscaping sets out that proposals should demonstrate how accessibility, linkages and permeability within existing green corridors have been considered, promote integration with adjoining open space, protect and retain existing trees and hedgerows, and incorporate high quality ideally native planting and landscaping
- 4.14 Policy CC04 – Sustainable Design and Construction sets out that proposals should be potable water consumption standards and include provision for waste and recycling facilities
- 4.15 Policy CC05 – Renewable Energy and Decentralised Energy Networks sets out that proposals should deliver a reduction in carbon emissions through renewable energy or low carbon technology.
- 4.16 Policy CC06 – Noise sets out that proposals should demonstrate how noise impacts have been addressed.
- 4.17 Policy CC07 – Parking sets out that proposals are required to meet the standards as set out in Annex 2 of the MDD, and to demonstrate that the scheme retains an appropriate level of off street parking.
- 4.18 Policy CC10 – Sustainable Drainage requires development proposals to demonstrate sustainable drainage in line with established run off rates, and not cause adverse impact to a public sewer.
- 4.19 Policy TB05 – Housing Mix sets out that proposals should provide for an appropriate housing mix with a proportion of dwellings delivered to Lifetime Homes Standards. It should be noted that this has now been replaced by Building Regulations Part M Category 2.
- 4.20 Policy TB07 – Internal Space Standards sets out the Internal Space Standards that proposals should demonstrate. It should be noted that the Section 106 agreed for the outline application requires the development to meet the Nationally Described Space Standards published in 2015.
- 4.21 Policy TB08: Open Space, sport and recreational facilities standards for residential development established standards for residential development, with reference to the Open Space standards set by the Borough
- 4.22 Policy TB21 – Landscape Character requires proposals to retain features that contribute to landscape character.

- 4.23 Policy TB23 – Biodiversity and Development identifies that development proposals should provide opportunities through design layout and landscaping to incorporate new biodiversity features or enhance existing.

SHINFIELD NEIGHBOURHOOD PLAN 2016-26

- 4.24 Policy 2 – General Design Principles establishes design principles that apply to development proposals.
- 4.25 Policy 3 – Sustainable Development sets out that the NDP encourages the use of renewable technologies, energy efficient construction materials and encourage recycling.
- 4.26 Policy 4 – Accessibility and Highway Safety sets out that traffic within residential development should be appropriately managed, and facilitate practical walking routes
- 4.27 Policy 5 – Parking sets out that secure accommodation should be provided for storage of bicycles/motor cycles, communal parking should be close to existing built form with adequate natural surveillance, that development proposals should incorporate measures to prevent parking on pavements and verges.
- 4.28 Policy 6 – Trees, hedgerows and woodland sets out that appropriate buffer zones should be provided to hedgerow, tree and woodland features of importance.
- 4.29 Policy 7 – Biodiversity sets out that proposals should provide biodiversity enhancement such as through bat roost, bird nesting opportunities and bug hotels, alongside wildlife corridors and provision for garden dwelling species
- 4.30 Policy 8 – Flooding sets out that proposals should incorporate existing watercourses where appropriate into the development, and ensure their preservation

NATIONAL PLANNING POLICY FRAMEWORK (DECEMBER 2023)

- 4.31 Paragraph 116 sets out that development proposals should create safe secure and attractive spaces that minimises scope for conflicts between pedestrians, cyclists and vehicles, allow for the efficient access for service and emergency vehicles, and enable charging of electric vehicles in safe, accessible and convenient locations.
- 4.32 Paragraph 135 sets that planning decisions should result in a well functioning and visually attractive development as a result of good architecture, layout and landscaping, be sympathetic to the local environment, establish a sense of place, sustain an appropriate mix and create safe and inclusive places.
- 4.33 Paragraph 136 sets out that planning decisions should ensure the provision of tree lined streets and the retention of existing trees where possible
- 4.34 Paragraph 180 sets out that development proposals should minimise impacts upon and provide net gains for biodiversity.

5 Assessment of Proposed Development

- 5.1 This section provides an assessment of the Proposed Development (as detailed in Section 3) in the context of the Development Plan and other relevant material considerations (as detailed in Section 4).
- 5.2 As already noted the principle of development of the site, alongside proposals for the access, are established by the outline and subject to the conditions and obligations contained therein.
- 5.3 This Planning Statement thus considers the merits of the Proposed Development under the following headings:
- Design
 - Highways
 - Drainage
 - Landscape
 - Ecology
 - Condition and Obligation Matters

DESIGN

- 5.4 Design considerations are established through policies CP1, CP3, CP5, CC04, CC05, CC06, TB05, TB07, Policy 2, and Policy 3. Material Considerations are NPPF Paragraph 135 and 136.
- 5.5 Matters of layout and scale have been partly established through the outline application (via the approved drawings), with which this reserved matters application accords.
- 5.6 In terms of layout, the proposals accord with the parameter plan secured through condition 5 of the outline permission. In accordance with the parameter plan, the proposals incorporate residential development within the identified developable area, alongside a substantial area of green open space, pedestrian footpaths, and drainage swale. The vehicular access shown on the layout additionally accords with that secured through the outline permission. The proposals accord with the overall and storey height parameters established through condition 19 of the outline condition.
- 5.7 In terms of the wider layout, the proposed layout represents a high-quality development, and through the provision of the streetscape and street scenes provides a clear and logical layout, and a clear relationship between buildings, routes and open spaces.
- 5.8 The overall mix and tenure of the development has been established through the outline and further agreed between the applicant and Wokingham Borough Council through the Section 106 agreement and an exchange of letters dated 29th February 2024. As set out in Section 3, a further exchange of letters seeking minor alterations to the proposed mix is sought alongside this application.
- 5.9 The proposals deliver a 100% affordable scheme, comprised of 49no. social rented and shared ownership properties, with a mix of 1-bed to 4-bed properties. A Housing Tenure Plan is provided alongside the reserved matters application setting out the location and tenure mix, in line with requirements to provide such a plan both for reserved matters and the Section 106.

- 5.10 The Housing Tenure Plan reflects the proposed revised mix as set out in Section 3.
- 5.11 In terms of scale, condition 19 establishes overall dwelling storey heights and overall heights, which the reserved matters proposal accords with. Each dwelling is additionally provided in full accordance with the requirements of the Nationally Described Space Standards and to Building Regulations Part M Category 2 standards. The requirement for all dwellings to meet NDSS standards accords with the requirements of the Section 106 Agreement.
- 5.12 The proposed elevations demonstrate a series of attractive house types, drawing from and reflective of positive aspects of the local character, and utilising a varied and coherent materials palette across the site that are in keeping with positive precedent in the existing neighbourhood.
- 5.13 Further assessment of local vernacular and accompanying materials palette can be found within the Design and Access Statement.
- 5.14 Reflecting officer commentary received at pre-app, alongside the comprehensive landscaping already proposed, additional landscaping has been provided at the site access, reflecting the heavy bank of existing woodland that encloses the site. In addition, revisions have been made to the parking layout along the western main street to incorporate additional landscape planting, and additional amenity space has been delivered to plot 9 to ensure a logical and coherent rear garden.
- 5.15 The proposal includes provision of EV charging points and Air Source Heat Pumps across the residential dwellings proposed, proactively contributing to building sustainability, energy efficiency and sustainable design, alongside delivering measurable reductions in carbon emissions.
- 5.16 The proposed dwellings will be provided with appropriate waste/refuse facilities for kerbside collection, alongside provision for refuse collection points where appropriate. The proposals afford for safe access and ingress by refuse collection vehicles (RCVs).
- 5.17 It is anticipated that matters related to water usage may be secured by condition.
- 5.18 In line with the parameter plan conditioned as part of the outline application, the development provides an area of substantial open space. This equates to a total area of open space of approximately 3.8ha, a substantial overprovision when compared to policy requirements (4.65ha/1000population). The proposals include the provision of natural/semi-natural and amenity greenspace, alongside provision for children and young people as part of this provision, which meet or exceed the relevant policy thresholds.
- 5.19 Residential amenity within the site and for surrounding properties is protected through the proposed tree and hedgerow strengthening, alongside the provision of public open space and footpath interlinkages.
- 5.20 The details submitted as part of this reserved matters application are therefore considered to be in full conformance with the design requirements of the development plan.

HIGHWAYS

- 5.21 Highways requirements are established through CP1, CP6, CC07, Policy 4, and Policy 5. Material Considerations are NPPF Paragraph 116.

- 5.22 In terms of internal layout, the proposals comply with the requirements as set out in the Manual for Streets.
- 5.23 Suitable internal visibility is provided on internal streets and at driveways for pedestrians. Swept path analysis demonstrates that all vehicles, including refuse and emergency vehicles, can safely access, egress and maneuver within the site in line with local and national requirements.
- 5.24 In terms of parking provision, the proposals provide a total of 92 allocated spaces and 15 visitor spaces. Allocated parking spaces are either provided within the property curtilage or alternatively as frontage parking. The proposed parking provision therefore meets the requirement for 92 allocated spaces and 13 visitor spaces as required by policy CC07 of the Development Plan, providing appropriate levels of vehicular parking (including off street parking) in line with the relevant standards.
- 5.25 Secure cycle/motorcycle storage is provided for each property in accordance with the WBC Cycle Parking Standards and Policy 5 of the NDP.
- 5.26 A network of pedestrian footpaths is provided within the site, providing interlinkages to the wider pedestrian network and providing opportunities for practical walking routes both within the development and to the wider settlement.
- 5.27 It is the assumption of the applicant that estate roads will be held by the management company, however the estate roads have been designed to an adoptable standard to allow for their eventual adoption, subject to further discussion with the authority.
- 5.28 The proposals are therefore in conformance with the highways requirements of the Development Plan.

DRAINAGE

- 5.29 Drainage requirements are established through Policy CP1, CC10, and Policy 8
- 5.30 As previously noted, the proposed surface water drainage strategy is through the provision of a Sustainable Drainage System, consisting of a detention basins and proposed to ultimately drain to a local watercourse via an existing Thames Water Public Sewer, for which capacity is available for the development. This drainage strategy accords with the requirements of condition 11.
- 5.31 The proposed surface water will discharge at an attenuated rate (4.6l/s) to an existing surface water sewer, to which capacity has been confirmed to be available.
- 5.32 Foul is proposed to connect to the existing foul water sewer located on Kingfisher Grove.
- 5.33 Site topography and availability of public access to existing assets directs the surface water drainage solution in this location, and is considered to be appropriate in the site context.
- 5.34 Therefore, the Proposed Development is considered to be in full compliance with the relevant drainage policies from the Development Plan.
- 5.35 It is proposed that a condition be associated with any reserved matters approval for final details of finished floor levels (FFLs) to be approved through condition, notwithstanding details on other approved plans, with reference to the submitted information.

LANDSCAPE

- 5.36 Landscape requirements are established through policies CP3, CC03, TB08, TB21, Policy 6
- 5.37 Existing green corridors, alongside green linkages and existing trees and hedgerows, are retained as part of the proposals¹, with the comprehensive landscape planting both strengthening existing green infrastructure alongside creating new interlinkages both within the site and between existing links.
- 5.38 Features that contribute to landscape character, in particular the existing boundary features, the mature trees, and linear interlinkages, are retained as part of the proposals. Suitable buffers have been incorporated into the development to avoid impact to the onsite veteran trees.
- 5.39 As already noted, the proposed area of open space meets or substantially exceeds that required by policy, consisting of amenity green space, natural/semi-natural grassland, and play space.
- 5.40 In accordance with Condition 13 and 16, an Arboricultural Method Statement and Landscape Environmental Management Plan is submitted as part of this application.

ECOLOGY

- 5.41 Ecology requirements are established through TB23 and Policy 8. Material Considerations are NPPF Paragraph 180.
- 5.42 With ecology matters considered at outline stage, it is established that the site is dominated by species poor semi-improved grassland of limited value. The proposals seek to maintain the majority of the habitats, with a particular emphasis on largely retaining the higher value habitats. Alongside the application, a Landscape Environmental Management Plan is submitted setting out including long term design objectives, management responsibilities, timescales, and maintenance schedules for the landscaped areas.
- 5.43 Submitted alongside the reserved matters application is a biodiversity net gain assessment demonstrating that the Proposed Development will contribute towards a biodiversity net gain of 111.16% in habitat units, and 11.06% in hedgerow units. The proposals therefore demonstrate measurable biodiversity net gain in accordance with NPPF Paragraph 180, and meets the requirement to demonstrate 10% biodiversity net gain for habitats as set out in condition 15 of the outline decision.
- 5.44 Noting that the outline application was submitted in April 2020, it therefore preceded the introduction of Schedule 7A into the Town and Country Planning Act 1990 in February 2024, implementing provisions of the Environment Act 2021 related to Biodiversity Net Gain. The baseline habitat assessment was therefore prepared against version 3.1 of the Biodiversity Metric and the extent of biodiversity net gain has been assessed on this basis.
- 5.45 In line with condition 15, any reserved matters proposals are required to deliver 10% biodiversity net gain in habitats. Noting that the proposals exceed this requirement, it is the applicant's intent that 1.3 habitat units and 1.6 hedgerow units are assigned to the scheme to deliver a 10% net gain. It is intended that the remaining units will be retained by the developer to be used for offsetting against other proposals within the Borough and wider area. Such an

¹ With the exception of Category 'C' low level scrub required to form the already approved access

approach offers the opportunity to maximise habitat creation on a highly suitable site and enable the applicant to utilise this excess net gain on other sites in support of the delivery of further affordable housing to meet a local need.

- 5.46 In line with the DEFRA guidance² on this matter, it is the Applicant's intent to enter into a Section 106 agreement (or agree a deed of variation to the existing agreement), during the course of the reserved matters application to secure this. The applicant welcome additional discussion with the Council on this matter during the course of the application.
- 5.47 Therefore, in light of the position as established at outline, the reserved matters application is considered to be in full conformance with the relevant ecology and biodiversity policies of the Development Plan.

OTHER CONDITIONS AND OBLIGATIONS MATTERS

- 5.48 As already noted, the proposals are delivered in accordance with the location plan, parameter plan, and approved access.
- 5.49 Full details as to relevant conditions sought for discharge can be found in Appendix A.

² Make on-site biodiversity gains as a developer

6 Conclusion

- 6.1 This planning statement for the reserved matters application at Land West of Kingfisher Grove, has set out relevant matters for consideration of the Proposed Development.
- 6.2 This application submission sets out how the reserved matters scheme is compliant with the Development Plan and conditions established by the outline planning application in matters of layout, scale, appearance and landscaping, as well as accompanying matters of ecology, drainage and other relevant operational matters.
- 6.3 It is concluded therefore that these proposals are in full conformance with the Development Plan, and that the reserved matters application should therefore be positively determined without delay.

Appendix A – Conditions for discharge relating to outline permission 201002

#	Condition	Documentation	Application for Discharge of Permission
7	Prior to the commencement of development, full details of the construction of the access, including levels, widths, construction materials, depths of construction, surface water drainage, boundary treatment, landscaping and lighting shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.	N/A	To be submitted under a future discharge of condition application
9	No development shall take place, until a Construction Method Statement, including a CEMP (Construction Ecological Management Plan), has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: (a) construction of suitable works access; (b) the parking of vehicles of site operatives and visitors; (c) loading and unloading of plant and materials; (d) storage of plant and materials used in constructing the development;	N/A	To be submitted under a future discharge of condition application

	(e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate; (f) wheel washing facilities; (g) measures to control the emission of dust and dirt during construction (h) a scheme for recycling/disposing of waste resulting from demolition and construction works; (i) hours of construction; (j) hours of delivery; and (k) mitigation and avoidance measures for ecology and biodiversity.		
11	Prior to the commencement of development details for disposing of surface water by means of a sustainable drainage system (SuDS) shall be submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the aforementioned approved details (in so far as they apply to that dwelling) have been implemented.	In accordance with 23-117-02D Drainage Strategy Technical Note and 23-117-001G Engineering Layout	Full discharge in accordance with referenced documentation provided.
12	No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.	In accordance with ABDA	Full discharge in accordance with referenced documentation provided.

13	No development shall take place until an Arboricultural Method Statement has been submitted to and approved in writing by the local planning authority, this shall include details of existing trees and hedges to be retained in the submitted Arboricultural Impact Assessment, in line with BS5837:2012, and shall include details of; (a) any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the sub-phase; (b) any proposed alterations to ground levels within the Root Protection Area or Crown Spread (whichever is the greater) of any retained tree, including trees on land adjacent to the site; (c) the specification and position of fencing and of any other measures to be taken for the protection of any retained tree from damage before or during the course of development. (d) the erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus aterials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made without the written consent of the local planning authority. (e) Prior to occupation of the first dwelling, a Veteran Tree Management Plan shall be agreed in writing with the local planning authority. This Plan shall include: - Specialist Survey Method assessment of the trees;	• In accordance with Arboricultural Impact Assessment & Arboricultural Method Statement, PRI24594-03-North (Tree Protection Plan) & PRI24594-03-South (Tree Protection Plan)	Full discharge of 13a-d in accordance with referenced documentation provided (pre-commencement) Discharge of 13e (Veteran Tree Management Plan) to be submitted under a future discharge of condition application (pre-occupation)
------------------	---	--	--

	- Individual tree management programme geared towards maximising longevity; - Provision and maintenance of knee-rail style fencing beyond crown driplines, enclosing access-deterrent planting; and - Regular review by a competent person of veteran trees' condition, with follow-up management works being implemented as recommended. The first three elements of the Plan shall be implemented also prior to first occupancy.		
15	Prior to the commencement of development, details of how the development will achieve a biodiversity net gain of 10 % for habitats shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agreed shall be fully implemented in accordance with an agreed timetable.	• Biodiversity Net Gain Metric (Aspect)	Full discharge in accordance with referenced documentation provided.

16	Prior to the commencement of the development a Landscape Environmental Management Plan (LEMP), in accordance with the Update Biodiversity Report by Aspect Ecology dated October 2022, including long term design objectives, management responsibilities, timescales, and maintenance schedules for all landscape areas, other than privately owned domestic gardens, which delivers and demonstrates a habitat and hedgerow biodiversity net gain shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved LEMP.	• LEMP (Aspect)	Full discharge in accordance with referenced documentation provided.
-----------	--	---	---