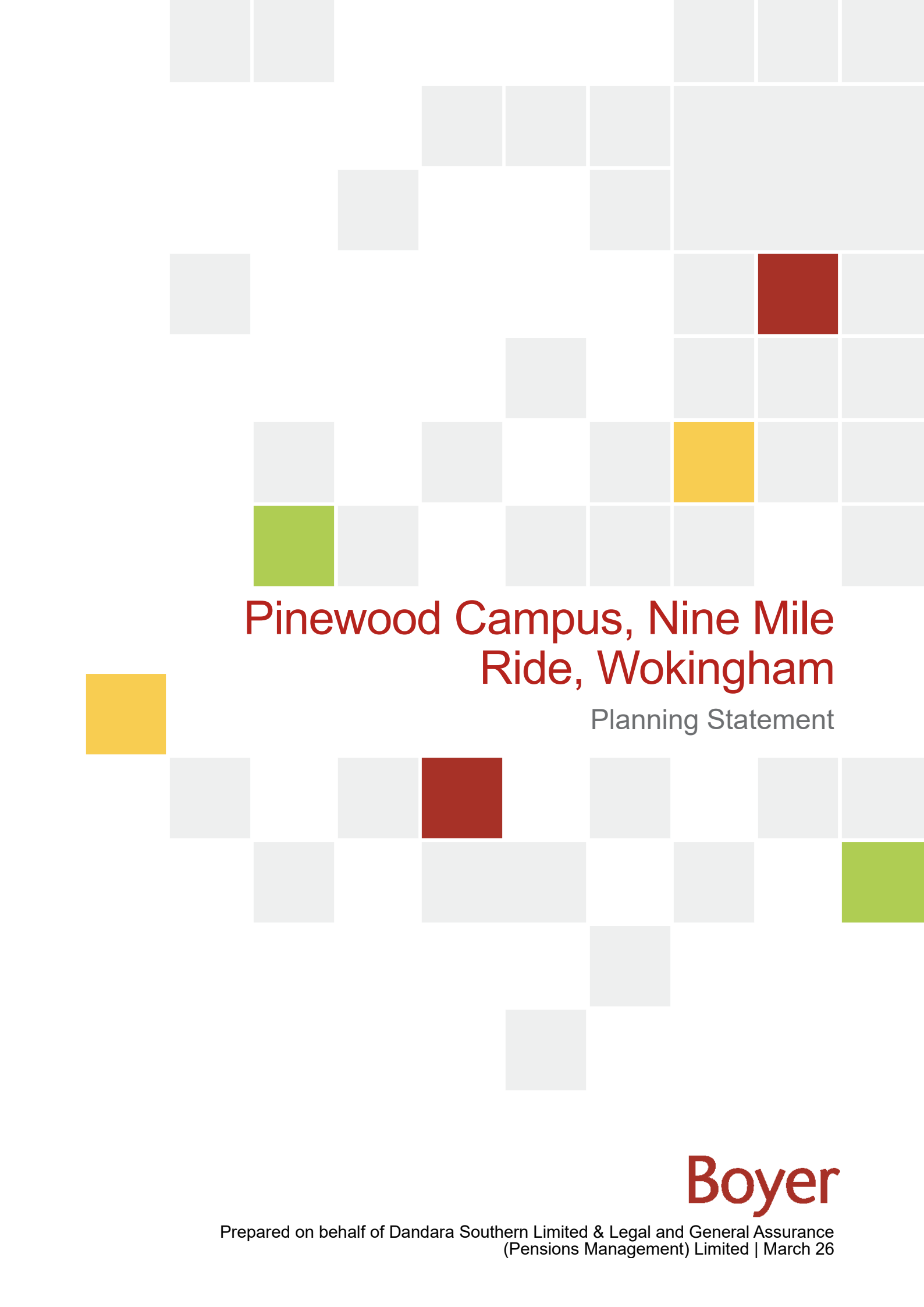




Pinewood Campus, Nine Mile Ride, Wokingham

Planning Statement

Boyer

Prepared on behalf of Dandara Southern Limited & Legal and General Assurance
(Pensions Management) Limited | March 26

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Appendix 1 - Detailed summary of Amendments made to scheme following PPA meetings 1 and 2.

1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by Boyer, on behalf of Dandara Southern Limited & Legal and General Assurance (Pensions Management) Limited ('the Applicant') for submission to Wokingham Borough Council which is also the Local Planning Authority (LPA) in support of a Full planning application for residential development following the demolition of the existing Pinewood Campus, Nine Mile Ride, Wokingham ('the Site').

Description of Development

- 1.2 The description of development, as set out on the application form, is as follows:

"Full application for the proposed erection of 136 dwellings (use class C3) together with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works. Following demolition of existing office campus."

- 1.3 The site can be identified within the application' Site Location Plan drawing, a copy of which can be found below..

Figure 1.1 Site Location Plan



Accompanying Documentation

- 1.4 The application is supported by a number of drawings and reports – aligned to the requirements identified within the Council's published local validation list, as set out in the accompanying cover letter.

Structure of the Planning Statement

- 1.5 This Planning Statement deals specifically with the development proposed by the full planning application. It considers the proposals in the context of both Government and local policies as well as other material considerations.
- 1.6 This Planning Statement is structured as follows:
- **Section 2** sets out the context for the proposed development, including a description of the site and its surroundings;
 - **Section 3** sets out the planning history of the site;
 - **Section 4** provides a description of the proposed development;
 - **Section 5** provides an overview of national and local planning policy and guidance relevant to the determination of the application proposal;
 - **Section 6** provides an assessment of the proposed development against the identified planning policy framework for the principle of development;
 - **Section 7** provides an assessment of the proposed development against the identified planning policy framework for development management policies;
 - **Section 8** sets out the heads of terms for the planning obligations
 - **Section 9** assesses the planning balance; and
 - **Section 10** provides a summary of the application and conclusions

Dandara and L&G

- 1.7 For context, the site is currently under the ownership Legal and General Assurance (Pensions Management) Limited (L&G) who lease the office complex out to the current occupiers, Johnson & Johnson.
- 1.8 Johnson & Johnson's leasehold expires in late 2026, at which point they will be relocating for business purposes, leaving the site vacant.
- 1.9 Dandara Southern Limited are hereby seeking to secure planning permission to redevelop the site.

2. SITE AND SURROUNDING AREA

Site Description

- 2.1 The Site is approximately 11.4 hectares in size and accessed via an existing driveway off Nine Mile Ride leading to a large office building campus (Use Class E) currently occupied by Johnson & Johnson, with associated hardstanding for parking bays, soft landscaping which includes a number of scattered trees, and an ancillary all weather playing surface which is enclosed by a fence. The developed area is surrounded by mature woodland which contains a woodland walkway of approximately 1.5 km accessible to employees, running through the western and southern woodland.
- 2.2 The office building comprises 3 storeys and total a gross internal area of 17,506sqm. Three ancillary plant buildings are located in a cluster at the east of the site.
- 2.3 An open area of raised ground lies adjacent to the office building to the northwest (related to an extant consent that exists for a Phase 2 of the office development (ref. F/2006/9192)). Other than this, the site is predominantly flat in topography.
- 2.4 The site is accessed via a private driveway from Nine Mile Ride which runs north-south along the eastern extent of the site with barrier control to restrict access into the site.
- 2.5 There is no public access available to the site including public rights of ways.
- 2.6 The site itself is located within the countryside and adjoins the development limits of Crowthorne, to the south, along Nine Mile Ride.
- 2.7 The site is located within the LPA administrative boundaries of Wokingham Borough Council ('WBC') and Parish boundary of Wokingham Without Parish Council ('WWBC').

Surrounding Area

- 2.8 The site is located approximately 4km south-east of Wokingham, and immediately north of the settlement of Crowthorne, along Nine Mile Ride. There are three major settlements situated in close proximity to the site, namely Crowthorne, Wokingham and Bracknell, providing a number of facilities and services.
- 2.9 Further to the north (approx. 950m) lies South Wokingham Extension Strategic Development Location ('SDL') which is yet to be completed. A proposed Suitable Alternative Natural Greenspace ('SANG') at Newlands Farm (ref. 233185) (yet to be determined) is located in between the site and the draft SDL boundary, and is separated from the site by a narrow agricultural field. The SDL is proposed to be extended as part of a Draft Local Plan allocation, of which the closest point would be 420m north of the application site.
- 2.10 To the west of the site comprises a continuation of the dense woodland amongst which small equestrian fields and an associated private dwellinghouse are located.

- 2.11 Immediately to the east of the site is further dense woodland which is leased out by WBC to WWPC. Beyond which to the east is the Pinewood Centre which houses many leisure, community and recreational services, including:
- Wokingham Without Parish Council building;
 - Pinewood Football Club;
 - Pinewood Miniature Railway Society;
 - Pinewood Gymnastics Club;
 - Pinewood Judo Club;
 - Pinewood Bar and Café;
 - Two play areas;
 - Garden Allotments;
 - 2nd Crowthorne Scout Group hut; and,
 - Day Nursery.
- 2.12 The Pinewood Centre is directly linked via a pedestrian footpath to the application site. It is however unused owing to access being restricted by a fence and locked gate.
- 2.13 Immediately to the south of Nine Mile Ride lies the built up area of Crowthorne which is a Modest Development Location.
- 2.14 The closest train station is Crowthorne train station, which is 3.4km away from the site. The station provides services towards Redhill, Reading and Guildford and is accessible by a 48 minute walk, or 13 minute cycle. Wokingham train station, serving South Western Railway to London, Bracknell and Reading, is approximately 5.5km to the north-west. Bracknell Station is located approximately 5.8km to the north of the site, and is also on the Reading to London Waterloo line.
- 2.15 There are no Public Rights of Way (PRoW) through the site. There are however, two PRoW's in the vicinity of the site, one from Nine Mile Ride to Pine Cottage (Ref. WOKW33) which lies South to North of the site, and one in the surrounding area (Ref. WOKW28). These routes provide pedestrian connectivity to the wider area including the built up areas of Wokingham and Bracknell.
- 2.16 The site benefits from proximity to local healthcare services, including New Wokingham Road Surgery (approximately 1.6km away and a 20 minutes' walk) and Wokingham Hospital, (approximately 6.3 km away).
- 2.17 Regarding public transport, the 194 bus service can be accessed from the Ireland Road bus stop, which is a 20 minute walk from the site. The bus service runs from 6:05am up until 22:45pm every half an hour from Monday to Saturday, and every hour on Sundays from 8:11am to 18:11pm. This provides direct transportation into Bracknell town centre.
- 2.18 There are multiple educational facilities located nearby to the site including (distances measured in a straight line):
- Hatch Ride Primary School (0.9km)

- Oaklands Infant & Junior School (1km)
- Saint Sebastian's CE Primary School and Nursery (1.2km)
- Holme Grange Primary and Secondary School (1.5km)
- Wooden Hill Primary School (1.8km)
- King's Academy East Hampstead Park Secondary School (1.8km)
- Edgbarrow Secondary School (2.5km)
- Wellington College (2.5km)

2.19 There are multiple local facilities surrounding the site, including (distance measured with Google Maps walking feature):

- Pinewood Centre (370m)
- St Sebastian's Memorial Village Hall (975m)
- Hall & Woodhouse Public House (1.5km)
- Buckler's Park Hub (Café, Sports Fields, Playground, Nursery) (1.5km)
- Co-Operative Food Supermarket (1.6km)
- Esquires Coffee Shop (1.6km)
- Play Glade (0.9km)
- Pioneer Play Park (1.8km)
- Morgan Rec Play Area (2.9km)

Site Characteristics and Constraints

2.20 The site is not regarded as a 'sensitive area' as defined in the EIA Regulations. However, a number of environmental constraints have been identified and assessed. These are summarised below, before being considered in more detail in Section 7.

Ecology

- 2.21 The site does not contain any prevailing statutory ecological designations (e.g. Special Area's of Conservation (SAC), Special Protection Area's (SPA), Sites of Special Scientific Interest (SSSI) or Local Nature Reserves (LNR)).
- 2.22 Heath Lake SSSI is located approximately 1 km to the south-west in Crowthorne, and Broadmoor to Bagshot Woods and Heaths SSSI is approximately 2 km to the south-east. The site is also located within several SSSI Impact Risk Zones.

- 2.23 The site lies within 5km of the Thames Basin Heath Special Protection Area (SPA) and therefore SANG and Strategic Access Management and Monitoring (SAMM) will be required.

Arboriculture

- 2.24 There are two Group Tree Preservation Orders ('TPO's') protecting trees on the site TPO 2004/2025 and TPO 2005/2025 both served in November 2025. The TPO 2004/2025 covers the trees growing within the woodland area W1 and TPO 2005/2025 protects the trees growing within the currently developed part of the site A1 and the trees to the eastern side of the access driveway. All trees on site are therefore covered by Group TPOs.
- 2.25 A Tree Survey has been undertaken which confirms that there is no Ancient Woodland or Veteran Trees located within the site.

Landscape

- 2.26 The site does not fall within any adopted national or local landscape designations. The site is therefore not a 'valued landscape' as defined by the National Planning Policy Framework (NPPF). The emerging Local Plan does however identify that the Site and its setting lie within the "Forest & Rides" valued landscape, which has yet to be considered by the Local Plan Examiners. This excludes the built form and areas of hardstanding associated with the site, but washes over the woodland within the southern and western parts of the Site and the wooded wider setting.
- 2.27 The topography of the site is predominantly flat, with a gentle slope falling from South to North. The nature of the site, including the local topography and surrounding woodland vegetation, ensures that the site is well contained visually.
- 2.28 According to the Wokingham Borough Landscape Character Assessment 2019, the site is within the Finchampstead Forested and Settled Sands Character Area

Heritage

- 2.29 The site does not contain any nationally designated Listed Buildings and is not within any Conservation Area. The nearest Listed Buildings are the Grade II Barn at Sutton Court, and the Grade II Stable at Sutton Court Farm. Both are located c.480m north of the site and well screened by multiple mature tree belts.
- 2.30 There are no archaeological sites within proximity of the site.

Flood Risk and Drainage

- 2.31 Environmental Agency mapping confirms the site lies within Flood Zone 1, which indicates a low probability of flooding.
- 2.32 Within the site, there are three small areas identified with a 3.3% (1 in 30) annual probability of surface water flooding.

3. PLANNING HISTORY

3.1 This section summaries the planning history which is relevant to the proposed development.

On Site Planning History

3.2 Table 3.1 below summarises the relevant planning history of Pinewood Campus.

Table 3.1 On Site Planning History

Application Number	Description	Decision and Date
07850	Health clinic/private nursing home	Approved 1978
07851	Research and development establishment with ancillary offices, residential and storage	Approved 1978
07852	Leisure centre incorporating sporting facilities	Approved 1978
23064	11,148 square metre building and multi storey car park	Approved 1987
98/67178/F & VAR/2003/8547	Additional building of 1,858 square meters and surface car park	Approved 1998
031805	Application for certificate of existing lawful use of site for offices Class B1	Approved 08 January 2004
F/2005/4373	Proposed redevelopment of the site to provide B1 office units, a nursing home (C2) with access, servicing, car parking, landscaping and associated works	Approved 20 July 2005
F/2006/9192	Proposed redevelopment of site to provide offices within use class B1 together with landscaping, servicing, car parking and associated works	Approved 08 February 2007
242098	Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.	Prior approval required and granted 10 October 2024

3.3 Planning permission F/2006/9192 permitted 18,581sqm of office floorspace split across two buildings. However, only the southern half of the development as approved under this

planning permission has been built out. As this consent was implemented, the rectangular area to the north of the existing building benefits from an extant planning permission.

- 3.4 Prior Approval 242098 granted approval for the conversion of the office building to 109 residential dwellings (Use Class C3).

Off Site Planning History

- 3.5 A planning application (ref. 233185) is currently under determination to the north of the application site for a proposed SANG, as per the following description of development:

“Full application for the change of use of agricultural land to outdoor sport or recreation (Class F2c) for use as Suitable Alternative Natural Greenspace (SANG), plus associated landscape and drainage works, SANG car park and access from Old Wokingham Road.”

- 3.6 It is understood that the contents of the application is acceptable with Officers and determination of the application is subject to agreement on the S106 Agreement.
- 3.7 If approved, the application includes the provision of footway improvement works to Old Wokingham Road which creates pedestrian connectivity from The Pinewood Centre to the proposed SANG. In turn, the proposed SANG forms pedestrian connectivity through the draft LP allocation South Wokingham Extension Strategic Development Location ('SDL') and the South Wokingham SDL to its immediate north, which connects in the built up area of Wokingham and also Bracknell through the existing PROW network.

Engagement with WBC Officers

- 3.8 This section details engagement which has been undertaken with WBC Officers in preparation for the submission of this planning application. Engagement has comprised of a two steps process, as follows:
- i. Landowner (L&G) Pre-application advice
 - ii. Applicant (Dandara) Planning Practice Performance Agreement ('PPA')

Pre-application with Wokingham Borough Council

- 3.9 The site has been the subject of recent pre-application engagement (ref. 242971) between the landowner (L&G) and WBC regarding the proposed erection of 120 no. dwellings, plus associated public and private amenity space, landscaping and parking, following demolition of the existing building.
- 3.10 WBC's formal response (dated 21 March 2025) undertook an assessment of the proposals and key issues.
- 3.11 In terms of the principle of development, WBC noted that a number of factors would need to be addressed as part of a part of a planning application. Officers emphasised that the site is located outside defined settlement boundaries and within the countryside, and that any proposal must be assessed against Core Strategy Policy CP11 and other relevant policies.

These specifically relate to locational sustainability, maintaining the separate identity of Wokingham and Crowthorne, maintaining the quality of the existing environment, climate change related matters and the loss of employment land.

3.12 Key comments from Officers received through the pre-application discussions included:

- Fallback position: Officers acknowledged the extant prior approval for conversion of the existing office building to 109 apartments, noting that this fallback position is a material consideration, but that the proposed scheme represents a more extensive redevelopment, therefore engaging Policy CP11.
- Settlement separation and landscape: Officers highlighted the importance of maintaining the separate identity of settlements, given the site's location within a strategic settlement separation area (between Wokingham and Crowthorne), and advised that the scheme must demonstrate that it would not result in unacceptable impacts in this regard. The need for a landscape-led approach, preserving existing woodland and ecological features, was stressed.
- Sustainability and accessibility: Officers advised that the application should clearly demonstrate how sustainable transport modes will be supported, including pedestrian, cycle, and public transport connectivity, and that a qualitative assessment of walking routes and distances to local services and facilities should be provided.
- Loss of employment floorspace: Officers requested evidence to justify the loss of the existing employment use, including demonstration of lack of demand and marketing efforts.
- Design, layout, and density: Officers encouraged a review of the layout to ensure efficient use of land, high-quality design, and appropriate housing mix, including affordable housing provision in line with policy requirements.
- Ecology and biodiversity: Officers required that the scheme be supported by a comprehensive ecological assessment, including surveys for protected species, and that a Biodiversity Net Gain Assessment and Statutory Biodiversity Metric 4.0 be submitted.
- Drainage and flood risk: Officers advised that a Flood Risk Assessment and Drainage Statement would be required, with sustainable drainage systems (SuDS) integrated into the design.
- Minerals safeguarding: Officers requested a Preliminary Minerals Resource Assessment, given the site's location within a Mineral Safeguarding Area.
- Public open space: Officers outlined the need for a policy-compliant provision of public open space, with clear differentiation between typologies and integration of play spaces.

PPA with Wokingham Borough Council

- 3.13 In August 2024, Dandara and WBC signed a PPA with the purpose being for WBC Officer's to provide advice and guidance in respect to the principle, layout, scale and other material

considerations of development as well as advice on the documentation that would be required to support such an application.

- 3.14 The format of the process comprised three rounds of meetings between the Applicant and WBC. Each round included two separate meetings. One meeting covering design and environmental matters (including planning, landscape, ecology, design, trees, green infrastructure, drainage and housing) and the other covering transport matters.
- 3.15 The meetings took place in September, October and December 2025.
- 3.16 Ahead of each meeting the applicant submitted an updated package of information for respective WBC Officer's to review in advance of meetings; discuss in detail during meetings; and provide formal comments following meetings.
- 3.17 Similarly to the pre-application, the proposals were for the redevelopment of the site for residential use. Given the planning application is for a full (detailed), the submitted information included detailed Site Layouts for the scheme as well as supporting Technical Notes and Plans prepared by technical consultants.
- 3.18 As the PPA progressed, the Site Layout and supporting information (including landscape plans, access strategy, landscaping and tree proposals etc) all evolved to positively address comments from respective Officer's. As such, the proposed scheme proposed which is detailed in Section 4 of this Planning Statement has largely been deemed as acceptable by officers.
- 3.19 To detail the evolution of the scheme throughout the PPA process, below is a summary of the key amendments made to the scheme following Officer feedback. **Appendix 1** provides a more detailed commentary regarding each key technical matter. A visual summary of the evolution of the scheme is set out in the accompanying Design and Access Statement ('DAS').
 - In terms of the site layout, the block structure of the scheme was amended to allow for further pedestrian/cycle connectivity within the site and to its surrounding, as well as direct views across to the woodland. This included the provision of a large central greenspace.
 - Gardens and back to back distances reviewed, with the proposal complying with the 22m back to back / 12m garden depth apart from a couple of exceptions.
 - Introduction of emergency access alongside the main entrance to the site.
 - A number of approaches were discussed in relation to SANG including a) the provision of 6ha on-site SANG which is located in the woodland and wraps around the perimeter of the site within the red line area; and b) to purchase credits to utilise the WBC owned SANG at the forthcoming Rooks Nest Extension.

- The extent of the tree removal as part of the proposed development has been accepted as appropriate in principle by Officers, particularly in relation to perimeter tree thinning and the removal of non-native trees/shrubs in the existing car park.
- Addition of build-outs along the main spine road to reduce traffic speed.
- Re-distribution of visitor parking spaces so they are evenly distributed across the site.

Community Engagement

- 3.20 Dandara, in line with their commitment to engage with communities, undertook community and stakeholder consultation commensurate with WBC's Statement of Community Involvement.
- 3.21 Dandara met with Wokingham Without Parish Council on Monday 20th October 2025 and also the most immediate neighbours to the site, respectively, to discuss the emerging proposals and feedback.
- 3.22 Further to this, Dandara commenced its wider community consultation on Tuesday 11th November 2025 in which a community flyer was circulated to over 900 local addresses detailing the proposals. A number of feedback questionnaires were subsequently received in which comments were able to be considered and addressed, as the emerging proposals evolved through the simultaneously running PPA engagement with WBC.
- 3.23 Full details of the public engagement undertaken and the responses received is provided in the Statement of Community Involvement (SCI) submitted in conjunction with this planning application.

Evolution of Scheme since PPA and Community Engagement

- 3.24 As detailed, the scheme has significantly evolved through the PPA process in order to address Officer comments, particularly in relation to the layout, pattern and form of development. As such, the submission version of the scheme has not greatly changed in terms of structural layout owing to Officer's being largely satisfied with the previous changes made.
- 3.25 However, it is pertinent that further, more detailed design comments were received / reiterated in the third and final Design/Environmental PPA meeting. These included the following concerns:
- Positioning of buildings and privacy;
 - Inadequate access to parking, bin stores / collections points and carry distances;
 - Inadequate back-to-back distances;
 - Inadequate rear garden sizes;
 - Issues with FOGs and surveillance; and
 - General layout comments concerning the redesign of buildings in northeastern corner, and their relationship with the woodland edge.

- 3.26 Additionally, during the public and stakeholder engagement, concerns were raised in relation to perceived overdevelopment of the scheme and lack of parking provision.
- 3.27 In response to these comments, the submission version of the scheme has hereby been further redesigned. The number of terraced properties has been reduced, and a greater proportion of detached or semi-detached dwellings with parking to the side or with garages has helped ease pressures across the scheme in terms of perceived cramping and overdevelopment, particularly given the consequent reduced quantum of parking. The result is that the scheme now has a less regimented and more organic character along the woodland edge. Rear garden access is also more achievable across the site, particularly at the north east where Officer's had specifically commented on the inappropriate form of development in relation to the parking court, refuse drag distances, and the relationship between adjacent trees. Details of further, more minor amendments are set out in the DAS. It is further beneficial that the larger homes are more appropriate to the location of the site where families are more likely to live.
- 3.28 These amendments have reduced the scheme to 136 homes, whilst maintaining the same overall housing mix. It is pertinent that the 136 home quantum represents an increase in quantum when compared to the prior approval scheme (109 homes) and original pre-application submission undertaken by the current landowner (120 homes), thereby progressively contributing to much needed supply for family homes within the Borough.

4. PROPOSED DEVELOPMENT

Application Proposal

- 4.1 The proposed development comprises of the following
- 136 new homes including 54 (40%) affordable homes;
 - Building heights ranging from 2 to 3 storeys, with apartments forming focal buildings within the development;
 - Vehicular access from Nine Mile Ride with a re-opened direct link proposed through the Pinewood Centre to Old Wokingham Road, and a second pedestrian link to the SANG off Nine Mile Ride;
 - Two areas of equipped play totalling 835sqm.
 - 6.74ha of public open space;
 - On site SANG providing a comprehensive a woodland walking route of approximately 1.37km, with link paths equating to an additional 510m;
 - Biodiversity enhancements to achieve +10% BNG;
 - Planting of 175 new trees;
 - 331 parking spaces;
 - SUDS and integrated green and blue infrastructure; and
 - Off-site highway improvements.
- 4.2 The description of development, as set out on the application form, is as follows:
- “Full application for the proposed erection of 136 dwellings (use class C3) together with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works. Following demolition of existing office campus.”*
- 4.3 Set out below is a description of the development proposals.

Housing Mix

- 4.4 The proposed housing will range in size from 1 to 5-bedroom dwellings of different types and tenures, helping to address a range of community housing needs.
- 4.5 The housing mix for the proposed development is summarised below.

Dwelling Type	Number of Market Dwellings	Number of Affordable Dwellings	Total
1 Bedroom Flats	0	12	12
2 Bedroom Flats	6	9	15
2 Bedroom House	6	7	13

Dwelling Type	Number of Market Dwellings	Number of Affordable Dwellings	Total
3 Bedroom House	31	16	47
4 Bedroom House	29	10	39
5 Bedroom House	10	0	10
Total	82	54	136

- 4.6 This has been informed by the Berkshire (including South Bucks) Strategic Housing Market Assessment (SHMA) 2015, the Affordable Housing SPD (2013) and Housing Requirements Topic Paper (February 2025). A full schedule of accommodation is submitted as part of the planning application.
- 4.7 54 of the proposed dwellings will be comprised of affordable homes which comprises 40% of the total 136 homes.
- 4.8 All affordable homes shall be 'tenure blind' and organised into small clusters and 18 homes will be accessible and adaptable in accordance with M4(2) of the Building Regulations. 5% of the homes will be wheelchair accessible and adaptable, in line with M4(3) of the Building Regulations. All homes meet the Nationally Described Space Standards for minimum internal space.

General Design Principles

- 4.9 The developable area of the scheme broadly mirrors the hardstanding area the of the existing site with areas of tree removal proposed to promote the restoration of valuable historic habitats, as further discussed below.
- 4.10 The general arrangement of the scheme consists of outwardly facing 'perimeter blocks', arranged around a network of residential streets which form off the main spine road/access route. The layout allows for views to be had into the surrounding woodland from multiple angles within the site to both integrate and embrace the character of the area. A legible street hierarchy is proposed which includes landscaped primary streets, traffic calmed areas and shared surfaces.
- 4.11 A large area of public open space 'Central Green' is proposed at the heart of the development, running north-south off the main spine road. This creates a green focal point for the community which capitalise on the environmental opportunities of the site through integration with the retained mature trees; blue infrastructure; planting of useable acid grassland; and the provision of incidental play space - an approach which Natural England are particularly supportive of.

- 4.12 The development also integrates multiple links to the woodland walks which encompass the development as part of a proposed on-site SANG. Furthermore, the opportunity to link the site to the Pinewood Centre to the east by reinstating public access to an existing pedestrian route is also proposed through removal of the existing fence.
- 4.13 The proposed dwelling types will include a mixture of terraces, semi-detached and detached houses, as well as three blocks of apartments which are proposed to be 3 storeys. The majority of homes are proposed to be 2 storeys in height. However, several houses will be 2.5 storeys, particularly in key locations. This scale is appropriate given the surrounding context of the site when factoring in the tall trees which surround the site, as well as also providing diverse massing and enhanced views across the site.
- 4.14 Architectural details of the scheme are set out in the accompanying Design and Access Statement. However, the overall architectural style of the scheme is proposed to be contemporary. Whilst there is no residential architectural precedent set at the site, the office building is of contemporary style, as well as the new residential developments within proximity to the site such as Bucklers Park in Crowthorne. In terms of materials, all homes are made up of brick with some including tile hanging in response to Officer's comments made during PPA discussions.
- 4.15 The accompanying Design and Access Statement demonstrates that the anticipated design of the homes would be of a high quality and are proposed to be in keeping with local vernacular. Four different character areas are proposed ('Woodland Edge', 'Primary Road', 'Central Green' and 'Neighbourhood') to positively respond to the environmental opportunities presented in different areas of the site
- 4.16 The scheme has been designed to be both ecology and landscape-led. The landscape aspect has been achieved by retaining and enhancing strategic features of the site's existing landscape structure to enable the new development to naturally integrate within key existing landscape features of the site. The ecology aspect has been achieved by through reinstating areas of ecologically-rich acid grassland, particularly within the Central Green.

Highways

Access

- 4.17 Access into the scheme is proposed to remain as per the existing arrangement along Nine Mile Ride. Visibility splays of 2.4m x 120m have been demonstrated to be achievable, in accordance with the 40mph speed limit on Nine Mile Ride. The proposed main spine road into the site forms a continuation of the existing spine road.
- 4.18 The existing footway on the western side of the spine road is proposed to be widened to 3.7m to double up as a pedestrian/cycle link and emergency access.

Highway Improvements and Active Travel

- 4.19 In terms of accessibility/highway improvements, as noted above, the existing direct link is proposed to be reopened from the eastern boundary of the site to the Pinewood Centre.
- 4.20 Improvements are also proposed to the pedestrian crossing across the Nine Mile Ride at the entrance of the site by extending the width of the crossing to allow cycle access.
- 4.21 Pedestrian/cycle improvements are proposed along Nine Mile Ride and the Old Wokingham Road roundabout to improve accessibility east-west along Nine Mile Ride between the site and Bracknell.
- 4.22 As identified by the LCWIP, a further improvement is proposed at the Hatch Ride and Nine Mile Ride junction to provide a parallel crossing. This will improve pedestrian access from the site into Crowthorne.

Internal Layout

- 4.23 In line with WBC guidance, the main spine road is provided at 5.5m wide with 2m footways. Shared surface streets within the site are proposed at 4.8m with an additional 2m service margin, and access mews are proposed at 4.5m. Long straights are generally avoided through build outs, particularly along the main spine road.
- 4.24 Visibility splay and tracking drawings have been provided.

Parking

- 4.25 Parking provision has been provided in line with WBC's standards and parking calculator. The site layout includes 228 allocated spaces, 46 garages and 57 unallocated spaces for a total of 331. 325 parking spaces are required, so the layout seeks to avoid informal parking taking place through a slight overprovision.

Drainage

- 4.26 The surface water drainage strategy forms an infiltrating solution. SUDS will take the form of swales and filter trenches within the central open space with all roads and driveways being permeable paving. Surface water runoff will be collected, treated and stored in the SUDS features before discharging to the ground. SUDS and storage features will be sized to accommodate all flows from storm events up the climate change adjusted 100 year event.
- 4.27 Exceedance flow paths are proposed to ensure that the proposed homes are not affected by any flooding from a storm event exceeding the design parameters or from a failure or blockage of the proposed system.
- 4.28 Foul water flows are proposed to be pumped to the nearest public sewer with a foul water pumping station being located at the north eastern boundary of the site.

5. PLANNING POLICY CONTEXT

- 5.1 This section outlines the relevant planning policy framework, against which the proposed development has been prepared and against which it should be determined.
- 5.2 Section 70(2) of the Town and Country Planning Act 1990 indicates that the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations. This requirement is reiterated at Section 38(6) of the Planning and Compulsory Purchase Act 2004
- 5.3 The Development Plan currently comprises the following documents:
- The Adopted Core Strategy Development Plan Document (2010)
 - The Adopted Managing Development Delivery Local Plan (2014)
 - The partially revoked South East Plan (only saved Policy NRM6 relating to Thames Basin Heaths SPA)
- 5.4 WBC have prepared a 'Local Plan Update' ('LPU') 2023-2040: Proposed Submission Plan which was submitted to the Secretary of State for Examination on Friday 28 February 2025. Two independent Inspectors were appointed, with Part 1 examination hearings held in November 2025. The Inspectors wrote to WBC to confirm the Examination can progress to Part 2 Hearings which are set to take place March to July 2026. The expectation is that the LPU will be adopted by the end of 2026.

National Planning Policies

National Planning Policy Framework (2024)

- 5.5 The National Planning Policy Framework ('NPPF') provides the overarching planning policy framework against which all local plans and neighbourhood plans should be prepared and against which all planning applications are determined.
- 5.6 The NPPF does not change the statutory status of the development plan being the starting point for decision making. It does provide guidance to local planning authorities and decision-takers that is a material consideration which due regard must be given to.
- 5.7 The over-arching national planning policy theme evident within the NPPF is a presumption in favour of sustainable development, which the Government has advised should be at the heart of the planning system.
- 5.8 Paragraph 8 of the NPPF establishes that '*achieving sustainable development means that the planning system has three overarching objectives*'. These objectives give rise to the need for the planning system to perform a number of roles:
- b. "*An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right*

time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- c. A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- d. An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.*

5.9 As detailed in Paragraph 10, at the heart of the NPPF is a presumption in favour of sustainable development.

5.10 In addition, Paragraph 11 advises that development which accords with an up-to-date development plan should be approved 'without delay'. It also makes clear where there are no relevant development policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- 'i. the application of policies in this Framework that protect area or assets⁷ of particular importance provides **a strong reason** for refusing the development proposed, or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole...'*

(Emphasis added)

5.11 For ease of reference, the footnote 7 policies include habitat sites, sites of special scientific interest, land designated as Green Belt, National Landscape, etc.

5.12 The Government also strongly encourages local planning authorities to approach decision taking in a positive way to foster the delivery of sustainable development, with Paragraph 38 stating:

'Local planning authorities should approach decisions on proposed development in a positive and creative way... and work proactively with applications to secure development that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible'.

5.13 Section 5 of the NPPF relates to Housing. With regard to delivering a wide choice of high-quality homes, paragraph 60 re-iterates the Government's objective of significantly boosting the supply of homes and states the importance of a sufficient amount and variety of land can come forward where it is needed and that land with permission is developed without delay.

- 5.14 Paragraph 124 emphasises that planning policies and decisions should make effective use of land in meeting the need for homes...and improving the environment, whilst ensuring safe and healthy living conditions.
- 5.15 As stated in Paragraph 125, planning policies and decisions should:
- “a) Encourage multiple benefits from land, including mixed use and net environmental gains;*
 - b) Recognise undeveloped land can serve functions such as wildlife, recreation, and flood mitigation.*
 - c) Give substantial weight to using suitable brownfield land for homes and other needs, and support remediation of degraded land*
 - d) Promote development of under-utilised land and buildings, especially to meet housing needs where land is limited; and*
 - e) Support use of airspace above existing premises for new homes, allowing upward extensions where appropriate.”*
- 5.16 Paragraph 128 states that *“Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to:*
- a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework;...”*
- 5.17 Paragraph 129 sets out that planning decisions should support development that makes efficient use of land by taking into account matters including the following:
- “a) the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;*
 - b) local market conditions and viability;”*
- 5.18 Paragraph 135(a) states that development should function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Further, paragraph 135(c) states that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 5.19 Paragraph 135(f) states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.20 In addition to the above, further policies of relevance to the consideration of the proposed development are included within the following sections of the NPPF:

- Section 2: Achieving Sustainable Development
- Section 4: Decision Making
- Section 5: Delivering a Sufficient Supply of Homes
- Section 8: Promoting Healthy and Safe Communities
- Section 9: Promoting Sustainable Transport
- Section 11: Making Effective Use of Land
- Section 12: Achieving Well-Designed Places
- Section 13: Protecting Green Belt Land
- Section 14: Meeting the Challenge of Climate Change, Flooding, and Coastal Change
- Section 15: Conserving the Natural Environment
- Section 16: Conserving and Enhancing the Historic Environment

Planning Practice Guidance

5.21 Planning Practice Guidance ('PPG') constitutes a set of regularly updated online guidance, provided by Government to support effective Plan-making and decision-taking. Topics which are considered relevant to the determination of this application are:

- Design;
- Green Belt;
- Climate Change;
- Historic Environment;
- Natural Environment;
- Noise;
- Open space, sports and recreation facilities, public rights of way and local green space;
- Planning obligations;
- Renewable and low carbon energy;
- Travel plans, transport assessment and statements in decision-taking, and;
- Use of Planning Conditions.

The Draft National Planning Policy Framework

5.22 In December 2025 the Government published a consultation draft National Planning Policy Framework (dNPPF). This consultation document sets out the Government's proposals for the NPPF which will entirely replace the extant NPPF.

5.23 The dNPPF has been presented with an entirely new structure and the draft proposes that as soon as the dNPPF comes into effect, local development plan policies that are in anyway inconsistent with the national decision-making policies should be given very limited weight in decision making.

5.24 **Policy S1** of the dNPPF sets out that any development plan should seek to meet the development needs of their area as a minimum.

5.25 **Policy S3** takes forward the presumption in favour of sustainable development. It retains the existing principle that proposals which accord with an up-to-date development plan should be approved without delay.

- 5.26 **Policy S5** (principle of development outside settlements) proposes a new 'tilted balance' to assessing development proposals outside of settlements. It provides a number of example forms of development which can be approved outside of settlements including; *"The redevelopment of previously developed land (including a material change of use to residential or mixed-use including residential)"*.

Local Planning Policies

Core Strategy (2010)

- 5.27 The Core Strategy sets the strategic direction for the Borough up to 2026. This document was adopted as part of the Development Plan on 29 January 2010, is over 11 years old and predates the introduction of the National Planning Policy Framework ('NPPF') in 2012 and subsequent revisions. Therefore, whilst CS policies have statutory status (as part of the Development Plan), the weight they carry in decision-taking is commensurate to the degree to which they conform to the policies of the NPPF.
- 5.28 The following Core Strategy policies are considered to be relevant to the determination of this application:
- 5.29 **Policy CP1: Sustainable Development:** Indicates that developments are required to enhance the overall sustainability of the local area through having a minimal impact on the environment and providing good access to facilities.
- 5.30 **Policy CP2: Inclusive Communities:** States that developments are required to contribute towards the provision of sustainable and inclusive communities in the long term.
- 5.31 **Policy CP3: General Principles for Development:** This policy sets out criteria surrounding generally design and access-related matters, which new development proposals should address and meet.
- 5.32 **Policy CP4: Infrastructure Requirements:** Confirms that appropriate arrangements for the provision of infrastructure, services and community facilities will be required for new developments.
- 5.33 **Policy CP5: Housing Mix, Density and Affordability:** Indicates that new residential developments will be required to provide a housing mix with a balance of densities, dwelling types, tenures and sizes. Subject to viability, 40% affordable housing is required on sites of 5+ homes outside of the identified 'Development Limits'.
- 5.34 **Policy CP6: Managing Travel Demand:** Sets out that new development proposals must promote sustainable forms of travel and improve the existing infrastructure network where necessary.
- 5.35 **Policy CP7: Biodiversity:** States that new development proposals will only be permitted where biodiversity is conserved and enhanced. Any harm caused to the safeguarding of nature must be mitigated against.

- 5.36 **Policy CP8 – Thames Basin Heaths Special Protection Area:** Requires development which is likely to have a significant effects on the Thames Basin Heaths Special Protection Area to demonstrate that adequate measures to avoid and mitigate any potential adverse effects are delivered.
- 5.37 **Policy CP9: Scale and Location of Development Proposals:** Indicates that the scale of new development proposals must reflect the existing or proposed levels of local facilities, together with their accessibility.
- 5.38 **Policy CP11: Proposals Outside Development Limits (including countryside):** This policy indicates that proposals outside settlement limits will not usually be permitted.
- 5.39 **Policy CP15: Employment Development:** States that any change of use from B1, B2, or B8 must not result in an overall loss of business-use floorspace within the borough. A varied supply of premises should be provided to meet the needs of start-ups, growing firms, and sector-specific businesses.
- 5.40 **Policy CP17: Housing Delivery:** Sets out a now out-of-date housing requirement, which indicates that 13,230 new dwellings must be provided within the Borough between 2006 - 2026 (the adopted Local Plan period).
- 5.41 **Policy CP21: South Wokingham Strategic Development Location:** states that developments in within the area identified at South Wokingham will be supported that deliver a sustainable, well-designed mixed-use development. This includes measures to maintain the separation between Crowthorne/Pinewood.

Management Developing Delivery Local Plan (2014)

- 5.42 The Management Development Delivery Document (MDD) takes forward and develops the policies of the Core Strategy. It contains a number of cross cutting policies which have particular relevance when considering an outline planning application. The following policies are relevant to this application:
- 5.43 **Policy CC01 Presumption in Favour of Sustainable Development:** states that the planning application that accord with policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherw ise.
- 5.44 **Policy CC02 Development Limits:** Confirms that new developments within settlement limits must respect the transition between the built-up area and countryside by considering the local character and landscape.
- 5.45 **Policy CC03 Green Infrastructure Trees and Landscaping:** states that development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
- Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development.

- Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleway and bridleways.
 - Promote the integration of the scheme with any adjoining public open space or countryside.
 - Protect and retain existing trees, hedges and other landscape features.
 - Incorporate high quality, ideally, native planting and landscaping features.
 - Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.
- 5.46 **Policy CC04 Sustainable Design and Construction:** states that planning permission will only be granted for proposals that seek to deliver high quality sustainably designed and constructed developments.
- 5.47 **Policy CC05 Renewable energy and decentralised energy networks:** States that new developments must provide sustainable homes in line with the full Code for Sustainable Homes Level 4.
- 5.48 **Policy CC06 Noise:** states that new developments must demonstrate how they address and mitigate against any local noise impacts. Where there is no adverse impact (No Observed Effect Level) then noise will not be a material consideration.
- 5.49 **Policy CC07 Parking:** states that planning permission will only be granted where the proposal demonstrates how the proposed parking provision meets the standards. The table below provides the allocated and unallocated standards for WBC.
- 5.50 **Policy CC09 Development and Flood Risk:** states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.
- 5.51 **Policy CC10 Sustainable Drainage:** states that all development proposals must ensure surface water arising from the proposed development (including taking into account climate change) is managed in a sustainable manner.
- 5.52 **Policy TB05 Housing Mix:** states that proposals for residential development shall provide for an appropriate housing mix which reflects a balance between the underlying character of the area and both the current and projected needs of households.
- 5.53 **Policy TB07 Internal Space Standards:** states that proposals for new residential units, including change of use or conversions, should ensure that the internal layout and size are suitable to serve the amenity requirements of future occupiers.
- 5.54 **Policy TB08 Open Space, Sports and Recreation Facilities Standards:** stipulates that open space should be required on-site for new development proposals.

- 5.55 **Policy TB12 Employment Skills Plan:** states that proposals for major development should be accompanied by an Employment and Skills plan.
- 5.56 **Policy TB21 Landscape Character:** states that proposals must demonstrate how they have addressed the requirements of WBC's Landscape Character Assessment, including the landscape quality; landscape sensitivity and key issues.
- 5.57 **Policy TB23 Biodiversity and Development:** states that planning permission for development proposals will only be granted where they comply with policy CP7- Biodiversity of the Core Strategy and also demonstrate how they:
- Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
 - Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
 - Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.

Partially Revoked South East Plan

- 5.58 Policy NRM6 of the partially revoked South East Plan states that new residential development which is likely to have a significant effect on the ecological integrity of Thames Basin Heaths Special Protection Area (SPA) will be required to demonstrate that adequate measures are put in place to avoid or mitigate any potential adverse effects.

Wokingham Without Neighbourhood Development Plan

- 5.59 Wokingham Without Parish was designated as a Neighbourhood Area on 6 August 2018. No further progress has been made for the preparation of the neighbourhood plan to date.

Supplementary Planning Documents (SPD)

- 5.60 There are a number of adopted SPD's including:

Borough Design Guide SPD

- 5.61 The Design Guide was adopted as SPD in June 2012, following the publication of the NPPF 2012. This guidance sets out design standards for new development in the Borough.
- 5.62 The following policies are relevant the proposed development:
- 5.63 **Policy R3** – New housing should connect into and strengthen the existing network of streets and spaces, whilst also providing pedestrian routes which connect in a safe manner. In particular, schools, shops, leisure/ sports facilities, open spaces and public transport.

- 5.64 **Policy R13** - High quality public open space is required to be provided in association with residential development. It should be designed for safety and integrated into development proposals and well supervised by new or existing housing.
- 5.65 **Policy R15** – WBC’s minimum back to back distance of 22m is a generally accepted guideline for there to be no overlooking or material loss of privacy between the rear of two buildings that directly face one another. Across a street (front to front) WBC’s minimum distance of 10m is accepted. Different measurements are required for dwellings over 2 storeys, the minimum back to back distance house to house is 26m and, 30m flats to house. The minimum front to front elevation for dwellings over 2 storeys is 15m.
- 5.66 **Policy R16** - A minimum garden length of 11m is generally WBC’s accepted guideline. WBC outlines that a flank to wall boundary must be a minimum of 1m and flank wall to rear of dwelling must be a minimum of 12m. Upper floor flat dwellers should have access to private outdoor space in the form of balconies, upper level terraces or wintergardens.
- 5.67 **Policy R17** - minimum gross internal space standards are set:

Dwelling Type	Minimum Gross Internal Area (sqm)
1 bedroom flat	50
2 bedroom flat	61
2 bedroom house	83
3 bedroom house	87
4 bedroom house	100

- Double bedrooms should be a minimum of 12sqm and single bedrooms a minimum of 8sqm.
- 5.68 **Policy R19** - Buildings should be designed as a three dimensional whole, so that elements such as bay windows are designed in from the start. Windows and doors should be set back from the external surface of the building, to introduce some depth and modelling to the façade.
- 5.69 **Policy R20** - The following elements, must be considered early in the design process and integrated into the overall scheme:
- Bin stores and recycling facilities;
 - Metre boxes;
 - Bicycle storage;
 - Walls fences and gates;
 - Lighting;
 - Glues and ventilation ducts;
 - Gutters and pipes
 - Satellite dishes and telephone lines; and
 - External letter boxes.
- 5.70 **Policy S8** – For residential streets, the design speed should generally be 20mph.

Infrastructure Delivery and Contributions SPD

- 5.71 This SPD was adopted in 2011 and sets out how planning obligations will be sought for strategic development and the phasing of obligations. It is expected this SPD will be updated in due course, alongside the emerging LPU, and it should be noted that WBC adopted a Community Infrastructure Levy (CIL) Charging Schedule in February 2015.

Sustainable Design and Construction SPD

- 5.72 Adopted in May 2010, this SPD predates the publication of the NPPF 2012 and references the South-East Plan. However, it broadly encompasses measures to achieve a 10% carbon emissions reduction in line with policies in the adopted MDD.

Other Council Standards and Requirements**Wokingham Borough Parking Standards Study (2011)**

- 5.73 Prepared in 2011, the Parking Standard Study is used to inform the level of car and cycle parking required in proposed developments.

Climate Change Interim Policy Position Statement (2022)

- 5.74 This document sets WBC's interim position, on the issue of Climate Change as relevant to the assessment and determination of planning applications.

First Homes Interim Policy Statement (2022)

- 5.75 This Statement sets out an interim policy position in respect of 'First Homes', as a recently introduced affordable housing tenure.

Play Space Design Guide Technical Note (2019)

- 5.76 Prepared in March 2018 and updated in December 2019, this document sets out technical standards for play spaces. It is assumed that the standards and requirements of this document are regarded as up-to-date and relevant.

Community Infrastructure Levy

- 5.77 The Community Infrastructure Levy (CIL) Charging Schedule was adopted by WBC in the February 2015, and became effective on 17th February 2020. An update reflecting indexation since adoption, is published on the Council's website.
- 5.78 An update reflecting indexation since adoption, is published on the Council's website.
- 5.79 The adopted CIL rate applicable to development on the site for C3 Dwelling Homes, as shown on the Council's webpage, is currently £365 (plus indexation) per square metre.

Housing Land Supply and Delivery

- 5.80 The Council's latest published Five-Year Housing Land Supply Position Statement was published in March 2025. The statement concluded a supply position of 2.5 years could be demonstrated for the period 2025-2030.
- 5.81 This equates to 3,453 dwellings, representing a shortfall of 3,456 homes against a target of 6,909 (including 5% buffer) a substantial shortfall.

Wokingham Borough Council Statement of Community Involvement (2024)

- 5.82 Adopted in 2024, the Statement of Community Involvement sets out the Council's approach to public consultation. At Section 6, the document indicates that developers should engage meaningfully with local stakeholders, prior to the submission of planning applications.

Draft Local Plan Update

- 5.83 WBC is preparing a new Local Plan, the Local Plan Update ('LPU'), which will replace the adopted CS and the MDD. The Local Plan Update 2023-2040: Proposed Submission Plan Examination is currently at Stage 2 Hearings and likely to be adopted toward the end of 2026. If adopted, the LPU will replace the existing Core Strategy and Managing Development Delivery Local Plans.
- 5.84 The further the LPU is progressed, the greater the weight which may be applied to its policies, however we consider it currently only has limited weight.
- 5.85 The LPU has a requirement to deliver a significantly higher proportion of housing than the adopted Core Strategy, increasing from 623 to an average 751 per annum, with the LPU making provision a minimum of 12,763 net additional dwellings for the period 1 April 2023 to 31 March 2040. The Inspectors may also look to extend the Plan period, given that it will not cover a full 15 year period from the date of adoption.
- 5.86 The relevant policies in the emerging LPU are as follows:
- Policy SS1 Sustainable development principles
 - Policy SS2 Spatial Strategy and settlement hierarchy
 - Policy SS10 Meeting our housing needs
 - Policy SS15 Securing Infrastructure
 - Policy CE1 Design principles for efficient buildings
 - Policy CE3 Environmental standards for residential development
 - Policy CE4 Supporting a circular economy
 - Policy CE5 Embodied carbon
 - Policy CE6 Reducing energy consumption in existing buildings
 - Policy CE8 Protecting low carbon and renewable energy infrastructure
 - Policy C1 Active and sustainable transport and accessibility
 - Policy C2 Mitigation of transport impacts and highways safety design
 - Policy C3 Active travel
 - Policy C4 Green and blue infrastructure and public rights of way

- Policy C5 Parking and electric vehicle charging
- Policy C7 Digital infrastructure and communications technology
- Policy C8 Utilities
- Policy ER2 Employment uses outside Core Employment Areas
- Policy H1 Housing mix, density and standards
- Policy H3 Affordable housing
- Policy FD1 Development and flood risk (from all sources)
- Policy FD2 Sustainable drainage
- Policy NE1 Biodiversity and geodiversity
- Policy NE2 Biodiversity net gain
- Policy NE3 Thames Basin Heaths Special Protection Area: 5km-7km
- Policy NE4 Trees, woodland, hedges and hedgerow
- Policy NE5 Landscape and design
- Policy DH1 Place making and quality design
- Policy DH2 Safeguarding amenity
- Policy HC1 Promoting healthy communities
- Policy HC4 Open space, sports, recreation and play facilities
- Policy HC5 Environmental protection
- Policy HC6 Air pollution and air quality
- Policy HC7 Light pollution
- Policy HC8 Noise pollution
- Policy HC9 Contaminated Land and Water
- Policy HC10 Odour, fumes and dust

6. PRINCIPLE OF DEVELOPMENT

- 6.1 Section 6 of the Planning Statement provides an assessment of the principle of development against relevant planning policy, guidance and other material considerations.
- 6.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out a requirement that planning applications are to be determined in accordance with the Development Plan unless other material considerations indicate otherwise.
- 6.3 The Development Plan for the Site comprises the saved policy of the South East Plan (adopted in 2009), the Core Strategy and MDD which were adopted in 2010 and 2014 respectively. Both documents are over 5 years old and are not up to date. They are both based on pre-NPPF guidance and out of date housing requirements (including affordable housing) that predate the NPPF. The salient policies most important for the determination of the application are therefore out of date on this basis too.
- 6.4 As set out in Section 5, the Council are unable to demonstrate a minimum deliverable five-year housing land supply (5YHLS). The consequence of this sustained failing requires the application of paragraph 11(d) of the NPPF by the Council when determining the application.
- 6.5 Whilst the draft Local Plan Update Policies are referenced in the assessment below, it is pertinent that they currently only carry limited weight (at most) in decision making.

Prior Approval for Change of use from Employment to Residential

- 6.6 The principle of residential development and the loss of employment use has been established on the site through the grant of prior approval for conversion of the existing offices into 109 no. apartments (ref. 242098) under Class MA permitted development rights.
- 6.7 The prior approval can be readily implemented and under Condition 1, the development must be completed within a period of 3 years starting with the date of the grant, 10 October 2024, albeit that a further approval could be sought if required.

Previously Developed Land

- 6.8 The area of the site in which residential development is proposed comprises brownfield / previously developed land.
- 6.9 Paragraph 125c of the NPPF gives substantial weight to the value of using suitable brownfield land within settlements for homes. NPPF Paragraph 125d promotes the development of under-utilised land and buildings, particularly where it helps to meet identified needs for housing.
- 6.10 In this regard, whilst the site is currently in use as an office building, the current occupier, Johnson and Johnson will be leaving the site in Q4 2026 and have indicated that moving to an alternative site for operational reasons. The accompanying Marketing Report provides evidence that marketing of the site has been undertaken in recent years for all potential uses, and no office occupiers have shown interest in the site. Paragraph 125d is therefore

applicable to the site given it would become under-utilisation if it were to remain in its current use. To this end, it is relevant that following the COVID-19 pandemic, there has been a significant shift in the way that people work generally and at the Johnson and Johnson (J&J) site as many employees now work remotely. As a result of this change in work patterns, and similarly to other businesses, J&J have re-evaluated its office space requirement and identified the need to consolidate two office locations into a single site with a significant reduction in floorspace. It is anticipated that existing employees at the site will relocate to the new building.

- 6.11 Core Strategy Policy CP11 only makes provision for development proposals outside the development limits which contribute to rural/country enterprises. This policy is clearly outdated and not prepared in accordance with the NPPF, given it pre-dates the Framework which was first published in 2012. Paragraph 125 of the NPPF therefore supersedes the application of Policy CP11 in respect to the application of previously developed land.
- 6.12 To this end and in compliance with the NPPF, it is pertinent that Draft Local Plan Policies SS3 and SS5 support proposals involving the partial or full redevelopment of PDL on sites adjacent to moderate settlements, and in the countryside, where it would not unacceptably harm the character and appearance of the surrounding countryside, and accords with adopted local design standards. Given the site adjoins Crowthorne which is defined as a moderate settlement in the draft Local Plan Update, the development would be supported in principle, given that in accordance with part 3 of Draft Local Plan Policy SS3. The direction of travel in WBC's emergent policies is clearly supportive of PDL sites.
- 6.13 The submitted Landscape and Visual Impact Assessment (LVIA) demonstrates that residential development could be successfully accommodated within the site and surrounding landscape without unacceptable effects on landscape character or perceived coalescence between the settlements of Wokingham or Crowthorne. This demonstrates compliance with Draft Policy SS3 in relation to the confirming that the principle of development for residential use on the site would be acceptable.

The Presumption in Favour of Sustainable Development

- 6.14 Notwithstanding the Prior Approval and that it constitutes previously developed land and is therefore an appropriate site for redevelopment under NPPF Paragraph 125 as well as Draft Policy SS3 of the LPU, the site is situated on land adjoining, but outside of the Development Limits for Crowthorne. It is therefore situated within the Countryside. The proposal therefore be viewed as being in conflict with CS Policy CP11.
- 6.15 Paragraph 11 of the NPPF (July 2021) sets out the presumption in favour of sustainable development requires for decision making:

"...c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in the Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole...”

- 6.16 When undertaking the above exercise, the adopted Development Plan remains the starting point for the determination of the planning application (as required by Section 38(6) of the PCPA 2004). Notwithstanding, the development plan's policies most important for the determination of the application are out of date and therefore are substantively diminished in terms of their application for decision-making purposes, or no weight if in conflict with the policies of the NPPF.
- 6.17 Any conflicts with the policies of the Development Plan are therefore required to be substantial and such conflict must yield harms to an extent that a strong reason for refusing the development results (under paragraph 11(d)(i)).
- 6.18 Accordingly, the principal of development is fully supported by the NPPF: in the absence of there being any strong reason for refusing the development and there being no adverse impacts that would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole, in accordance with paragraph 11(d) planning permission should be granted.
- 6.19 As indicated above, the most important policies relating to this application are out of date. The site does not fall under any of the categories identified at NPPF footnote 7.
- 6.20 In addition, and separate from the matter of 5YHLS, the 2010 CS (by virtue of its age) comprises pre-NPPF (2012) policies. The lack of consistency of CS policies, particularly those relating to the housing requirement and the subsequent definition of development limits and 'the countryside' (and having regard to the non-NPPF compliant assessment of housing needs), means that a number of policies of the Local Plan attract limited weight.
- 6.21 Indeed, the policies most important to the determination of this application (CP9, CP11 and CC02) are out-of-date. In this context, the NPPF paragraph 11(d) presumption in favour of sustainable development therefore applies, regardless of the 5YHLS position.
- 6.22 It is further pertinent that in accordance with NPPF Paragraph 78c, WBC will be required to effectively demonstrate a 6YHLS from 1 July 2026 for the purposes of decision making. This owes to WBC's adopted annual housing requirement being 80% or less of the most up to date local housing need figure calculated using the standard method. For reference, the adopted requirement between April 2021 to March 2026 is 623 dwellings per annum whereas the latest Standard Method figure is 1,301 dwellings per annum (including affordability ratios). Consequently, from 1 July 2026, WBC's HLS will be further in deficit and therefore proposals that significantly increase the supply of housing must be given very substantial weight in decision making.

- 6.23 Based on the above analysis, the principle of development for new residential development on the Pinewood Campus is of accepted.

Sustainable Development

- 6.24 Paragraph 60 of the NPPF reiterates the Government's central objective of "significantly boosting the supply of homes". In circumstances where a housing land supply cannot be demonstrated, or where the development plan is absent, silent or relevant policies are out of date, Paragraph 11d requires a balancing exercise to be undertaken, as detailed above.
- 6.25 This sub-section assesses key considerations which contribute towards determining the planning balance.

Settlement Sustainability

- 6.26 The site adjoins the 'development limits' of Crowthorne which is defined as a 'modest development location' within CS Policy CP9, and a 'moderate' settlement in the Emerging Local Plan under Draft Policy SS2.
- 6.27 Supporting paragraph 4.52 of Policy CP9 states that *"Modest development locations are those with access to some facilities and services either within them or through good public transport services to major development locations or centres in neighbouring areas e.g. Bracknell, Crowthorne and Reading. It is within the development limits of these settlements where modest development would be acceptable."*
- 6.28 As set out in detail within Section 2 of this Planning Statement, the local area benefits from a number of services and facilities (including community, leisure/recreation, education, employment, retail, public transport and healthcare uses) which is reflective of why Crowthorne has been designated as a second-tier settlement in the hierarchy.

Site Sustainability

- 6.29 Core Strategy Policy CP6 (Managing Travel Demand) requires development proposals to promote active travel, support public transport use, and implement measures that manage travel demand through appropriate strategies such as Travel Plans.
- 6.30 Pinewood Campus is well located in respect to accessing local facilities and services (as outlined) by sustainable transport modes. As detailed in the accompanying Travel Plan, the site is safely accessible to such amenities via the existing pedestrian network, and provisions further afield via the existing cycle network, as well as the local bus network. The proposed development also includes improvements to pedestrian and cycle links to further enhance sustainable travel options.

Contribution to Market Housing Supply

- 6.31 As indicated, WBC considers that only a 2.5-year housing land supply can be demonstrated. This reflects a deficit of 3,495 dwellings against an identified five-year requirement of 6,909 homes, which includes the application of a 5% buffer in accordance with the Housing

Delivery Test. In other words, the projected supply of homes for the five-year period from 1 April 2025 to 31 March 2030 is circa 50% lower than is required by NPPF.

- 6.32 In proposing 136 dwellings, the proposals would contribute c.4% of the homes 'missing' from WBC's identified trajectory. Therefore, whilst the development is not large enough to fully resolve the shortfall, the proposals clearly make a significant contribution. Indeed, noting that a full (detailed) planning application is proposed, the development (if approved) would be regarded as 'deliverable' (by default), as there would be no need to progress further reserved matters submissions. The development could therefore be fully delivered within 3 years of approval.
- 6.33 This is a key material consideration, noting that the NPPF (at paragraph 61), is clear that it is Government's expectation that council should seek to significantly boost the supply of housing. Moreover, the applicant has submitted a full (detailed) planning application, such that new homes provided at the site can make a very timely contribution to WBC's housing supply.

Contribution to Affordable Housing

- 6.34 In addition to the provision of market homes, the contribution to the supply of affordable housing is another important and distinct benefit of the proposed development, and one which should be afforded great weight in the planning balance.
- 6.35 The uplift in affordable housing provision compared to the Prior Approval scheme is considerable. The Prior Approval consent (ref. 242098) allowed for the conversion of the existing offices into 109 apartments, with no affordable housing included. The current proposal, therefore, represents a significant improvement in terms of affordable housing delivery through the provision of 54 affordable homes.

Loss of Existing Employment Use

- 6.36 Notwithstanding the prior approval consent for residential development on this site establishing the principle for developing the site, below is an assessment relating to the loss of employment space.
- 6.37 The site is not located an existing Core Employment Area as defined by Core Strategy Policy CP15 Employment Development. However, CP15 states, "*any proposed changes of use from B1, B2 or B8 should not lead to an overall net loss of floorspace in B Use within the borough*".
- 6.38 Furthermore, paragraph 4.71 of CP15 supports the re-use of existing employment sites for other uses in locations where there is a demand for alternate uses and/or lack of demand for business uses, providing no net loss in employment floor space results. This is consistent with paragraph 128 of the NPPF which offers conditional support for the reuse of retail and business use for homes where this would not undermine key economic sectors or sites (amongst other issues) and would be compatible with other policies in the NPPF. As detailed

in WBC's pre-application response, the reuse of employment sites is therefore capable of being acceptable providing appropriate justification exists.

- 6.39 The site's existing use is a Class E (Commercial, Business and Service). Under Class MA permitted development rights, the site benefits from the grant of prior approval for conversion of the existing offices into 109no. apartments (prior approval application ref. 242098). As such, the grant of prior approval establishes the principle of residential development for the office building the majority of on-site parking provision, as established in the prior approval application boundary. This principle is agreed with WBC as per comments at Page 3 of WBC's Pre-application response.
- 6.40 In response to paragraph 4.71 of CP15, a Marketing Report has been prepared and accompanies the application. It details that a comprehensive marketing campaign has taken place since July 2025. The campaign has sought to identify interest at the site for all potential uses including office space, given the current occupier of the building are set to relocate in Q4 2026. Evidence is provided demonstrating that no interest has been received from potential office users. This is suggestive that the employment use at the site is currently unfeasible. Consequently, Policy CP15 is complied with in respect that there is a lack of demand for the site to be used as an office building.
- 6.41 In any case, it is further relevant that Policy CP15 is out of date as it seeks to protect Use Class B which no longer exists in the Use Class Order. Instead, Use Class E now covers 'office uses', for which permitted development Class MA allows prior approval applications for office to residential uses. Consequently, as the site is not protected through location within a 'Core Employment Area', Policy CP15's stipulation that *"any proposed changes of use from B1, B2 or B8 should not lead to an overall net loss of floorspace in B Use within the borough"* must carry reduced weight in decision making.

Sports and Recreation Facilities

- 6.42 Within the area proposed for redevelopment there is a small astroturf playing pitch, which is a private facility ancillary to the site's primary commercial use. It is to be accessed and used only by staff members and is not open to the public or in community use.
- 6.43 Policy TB08 states that proposals for development that could lead to the loss of open space, sport or recreational facilities will need to be consistent with paragraph 74 (now Paragraph 88d) of the National Planning Policy Framework. NPPF Paragraph 88d states that *"the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship."*
- 6.44 Given the playing pitch is not an accessible local service or community facility, its loss is compliant with Paragraph 88d.
- 6.45 Furthermore, its loss also meets the exception criteria set out in Draft Policy HC4, which permits the redevelopment of ancillary facilities where they are not in public or community use, so the scheme is policy compliant in this regard.

- 6.46 Additionally, as detailed below, it is pertinent that the proposed development proposes a betterment in public open space through new and enhanced provisions as detailed below under the 'Public Open Space' sub section.

7. OTHER PLANNING CONSIDERATIONS (INCLUDING AFFORDABLE HOUSING STATEMENT)

- 7.1 In this Section, the scheme is assessed having regard to relevant Development Plan policies and other material considerations, including national guidance contained in the current NPPF.
- 7.2 As noted above, this Section provides a general assessment of planning considerations and policies relevant to the application. It should be read alongside Section 6, which establishes the principle of development of the scheme.
- 7.3 Whilst Emerging Local Plan Policies are referenced in the assessment below, it is pertinent that they currently only carry limited weight (at most) in decision making.
- 7.4 Where relevant, this section summarises the findings of other documentation submitted in support of the application in the context of the relevant planning policy framework, and as such this Planning Statement should be read alongside all the other application documents listed in the supporting schedule of documentation.

Housing Mix and Affordable Housing Statement

- 7.5 Policy CP5 of the Core Strategy, Policy TB05 of the MDD and Draft Policy H5 state that planning permission will be granted for residential development which provides a mix and balance of densities, dwelling types, tenures, and sizes. The housing mix of residential proposals should meet the current and projected needs of households and reflect the underlying character of the local area.
- 7.6 The Applicant is seeking to provide 40% affordable housing at the site in line with the emerging Local Plan's Policy requirements. This will form a significant betterment when compared to Prior Approval scheme which is consented with no provision for affordable housing. To ensure that the much needed affordable housing can be delivered in a timely fashion by a Registered Provider, the tenure mix will need to be attractive to the sector, to ensure delivery, while maintaining the overall 40%.
- 7.7 All affordable homes are proposed to be 'tenure blind' and organised into small clusters. 18 homes will be accessible and adaptable in accordance with M4(2) of the Building Regulations. 5% of the homes will be wheelchair accessible and adaptable, in line with M4(3) of the Building Regulations. All homes meet the Nationally Described Space Standards for minimum internal space. The affordable housing is distributed in different areas throughout the development as identified on the Tenure Plan in the accompanying DAS.
- 7.8 The proposed development provides a range of dwelling sizes from 1 and 2 bedroom flats to 2, 3, 4 and 5 bedroom houses as informed by the Berkshire (including South Bucks) Strategic Housing Market Assessment, (SHMA) 2015, the Local Housing Needs Assessment (2020) and the Affordable Housing SPD (2013).

7.9 The housing mix for the proposed development is summarised in **Figure 7.1**, below.

Figure 7.1 Housing Mix

Dwelling Type	Number of Market Dwellings	Number of Affordable Dwellings	Total
1 Bedroom Flats	0	12	12
2 Bedroom Flats	6	9	15
2 Bedroom House	6	7	13
3 Bedroom House	31	16	47
4 Bedroom House	29	10	39
5 Bedroom House	10	0	10
Total	82	54	136

7.10 The size of all homes is a significant betterment compared to the Prior Approval scheme insofar that only 1 and 2 bedroom homes are consented as part of the prior approval. As an edge of settlement location development, larger family homes are more suitable and also comply much closer to the market assessment mixes.

7.11 The proposed housing mix therefore provides a range of dwelling types, tenures, and sizes. The mix responds to local housing needs, the character of the surrounding area and the principles established through pre-application engagement. Overall, the mix is judged to comply with Policies CP5, TB05 and Draft Policy H5.

Layout and Design

7.12 Policies CP2 and CP3 of the Core Strategy as well as the Borough Design Guide require that proposals are of an appropriate scale, mass, layout and height whilst incorporating materials which are in keeping with the character of the local area. In addition, the policies state that high quality design which contributes to the provision of sustainable and inclusive communities will be granted planning permission in accordance with the development plan.

7.13 The design and layout of the proposed development has been strongly informed by stakeholder, pre-application and PPA engagement as well as the consideration of the site's constraints and opportunities.

- 7.14 Section 4 of this Planning Statement as well as the DAS set out detailed commentary of how the current design and layout of the scheme comply with policies and standards. Section 3 also sets out in detail how the scheme has evolved to address comments raised by Officers and stakeholders. The DAS also includes a number of diagrammatic plans and street scenes which demonstrate compliance in terms of garden sizes, materials palette and the design/style of development.
- 7.15 In essence, the scheme follows both a landscape-led and ecologically-led approach in its design which responds to the existing distinctive features at the site, providing a high quality development that creates a positive sense of place and offers high quality residential amenity.

Transport

Vehicle Access Strategy

- 7.16 Access into the scheme is proposed to remain as per the existing arrangement along Nine Mile Ride. Visibility splays of 2.4m x 120m have been demonstrated to be achievable, in accordance with the 40mph speed limit along Nine Mile Ride. The proposed main spine road into the site forms a continuation of the existing spine road into the site.
- 7.17 The existing footway on the western side of the spine road is proposed to be widened to 3.7m to double up as a pedestrian/cycle link and emergency access, as required by schemes of over 100 homes.
- 7.18 In line with WBC guidance, the main spine road is provided at 5.5m wide with 2m footways. Shared surface streets within the site are proposed at 4.8m with an additional 2m service margin, and access mews are proposed at 4.5m. Long straights are generally avoided through build outs, particularly along the main spine road.
- 7.19 Visibility splay and tracking drawings have been provided in the accompanying Transport Statement which demonstrate compliance with standards.

Parking

- 7.20 Policy CC07 of the MDD states that planning permission will only be granted where the proposal demonstrates that the proposed parking provision meets the standards set out in Appendix 2 of the MDD in order to prevent any unacceptable impacts on the local highway network.
- 7.21 Car parking within the development is predominately provided on-plot. All car parking spaces have been designed to accord with WBC standards, namely 2.5m x 5m with parallel parking spaces being slightly larger at 2.5m x 6.5m. Garages accord with the minimum internal dimensions of 3m x 6m.
- 7.22 Parking provision has been provided in line with WBC's standards and parking calculator. The site layout includes 228 allocated spaces, 46 garages and 57 unallocated spaces for a

total of 331. 328 parking spaces are required, so the layout seeks to avoid informal parking taking place through a slight overprovision.

- 7.23 Cycle parking for houses is proposed to be contained within garden sheds. The apartments are proposed to have communal storage facilities. All plots have suitable path and / or driveway access from the rear gardens. There is sufficient space provided for one cycle for dwellings of up to three habitable rooms, for two cycles for dwellings with four or five habitable rooms and for three cycles for six and more habitable rooms.
- 7.24 Overall, it is considered that the proposed development would deliver a sufficient provision of car and cycle parking when assessed against adopted WBC requirements to ensure there would be no adverse impact on the highways network. Further details are provided in the Transport Statement which accompanies this application.

Active Travel

- 7.25 Regarding public transport, the 194 bus service can be accessed from the Ireland Road bus stop, which is a 20 minute walk from the site. The bus service runs from 6:05am up until 22:45pm every half an hour from Monday to Saturday, and every hour on Sundays from 8:11am to 18:11pm. This provides direct transportation into Bracknell town centre.
- 7.26 As detailed in the Transport Statement, the site also benefits from existing pedestrian and cycle infrastructure which link the site to nearby facilities and services (as detailed in Section 2 of this Planning Statement), including the settlement of Crowthorne and local Centre at Buckler's Park.
- 7.27 Furthermore, as part of the proposals, numerous measures are proposed to further improve local pedestrian and cycle connectivity, as follows:
- A direct link is proposed from the eastern boundary of the site to the Pinewood Centre;
 - Improvements are also proposed to pedestrian crossing across the Nine Mile Ride at entrance of the site by extending the width to allow cycle access;
 - Pedestrian/cycle improvements are proposed along Nine Mile Ride and the Old Wokingham Road roundabout to improve accessibility east-west along Nine Mile Ride between the site and Bracknell; and
 - As identified by the LCWIP, a further improvement is proposed at the Hatch Ride and Nine Mile Ride junction to provide a parallel crossing. This will improve pedestrian access from the site into Crowthorne.
- 7.28 In summary, the site represents a good opportunity to promote sustainable development.

Transport Impacts

- 7.29 The application is supported by appropriate analysis in the Transport Statement, which sets out that impacts on the local highway network have been modelled.

- 7.30 In terms of trip generation, when compared to the sites existing use as an office, the proposed development is forecast to result in a betterment. There is anticipated to be a reduction of 97 vehicle trips in the AM peak period and 82 less vehicle trips in the PM peak period.
- 7.31 As a result, the proposals will have a positive impact on local traffic levels and highway safety. It is also resultant that the proposal to unalter the existing access arrangement is suitable.
- 7.32 Based on the preceding, it is considered that on the topic of 'Transport', the proposals will accord with Policies CP6 and CC07, as well as NPPF Sections 9 and 16, and Draft Policies C1, C2, C3, C4 and C5.

Ecology

Habitats and Species

- 7.33 Adopted Policies TB23, CP7 and Draft Policy NE3 indicate that planning permission will only be granted where an application demonstrates that it provides new opportunities through design, layout, and landscaping, to enhance and provide additional biodiversity features whilst providing appropriate buffer zones to conserve protected habitats and species. In addition, all new developments should be ecologically permeable and incorporate integrated green infrastructure networks.
- 7.34 As detailed in the Ecological Impact Assessment ('EclA'), the vast majority of lowland mixed deciduous woodland will be retained. However, the internal margins of this woodland is proposed to be thinned. The rationale behind this proposal links to the ecological history of the site where it is notable that the site was originally 'carved' out of a high value habitat, ancient heathland, before becoming afforested almost 200 years ago. The proposed development seeks to restore the heathland at the perimeter of the developable area by thinning trees. This ecologically-driven approach will result in two benefits; a) restoring high-value habitats to enhance overall biodiversity at the site; and b) enabling the most efficient use of land for the delivery of new homes partly through reducing shading around proposed homes.
- 7.35 In terms of impacts on bats, the application is supported by a Lighting Strategy which is sensitively designed to mitigate potential negative impacts of on-site bat populations. The EclA does note that the proposal will result in the loss of a tree which supports bats. To mitigate this, as well as the loss of the office building (which has the potential to host bat roosts), native species will be included within the landscape plans which are of benefit to invertebrates, which will in turn provide an additional foraging resource for the local bat assemblage.
- 7.36 Heath Lake SSSI is located approximately 1 km to the south-west in Crowthorne, and Broadmoor to Bagshot Woods and Heaths SSSI is approximately 2 km to the south-east. As

detailed in the EclA, the SANG being delivered in relation to the SPA will provide an attractive and more convenient destination for recreation than the SSSI's, as a form of mitigation.

- 7.37 The accompanying Ecological Impact Assessment concludes that through the proposed mitigation and precautionary measures, the development is not anticipated to result in any significant residual negative effects on important ecological features. As such, the proposals will accord with all relevant nature conservation legislation, as well as, Policies CP7 and TB23, and Section 15 of the NPPF.

Thames Basin Heaths Mitigation (SANG Strategy)

- 7.38 The site lies within the 400m to 5km mitigation buffer zone of the Thames Basin Heaths SPA, within which measures are required to avoid the degradation of the SPA. Natural England's guidance confirms that mitigation can conventionally be provided in for the form of SANG and ongoing SAMM.
- 7.39 As detailed in the EclA, an on site SANG solution is proposed within the woodland area of the site. The proposed area of the SANG is c.6ha and a main SANG circular walk of c.1.37km is to be achieved which can be shorted or lengthened using the additional linking paths (total 0.65km). In addition there is a further path of 0.32km which loops around the development which can be utilised by walkers wishing to take a longer walk outside of the SANG. . The proposal accords with Natural England's latest guidelines on SANG (2021) which includes criteria by which smaller areas of land could be brought forward to deliver 'small SANG'. SANG proposals with a circular walk of less than 2.3km can be appropriate where an existing SANG network is located close by. As illustrated by the accompanying 'Recreational Greenspaces Plan', multiple existing SANG's are located within close proximity of the site.
- 7.40 The proposals will therefore accord with Policy SAL05 and Saved Policy NRM6 of the (otherwise revoked) South East Plan.
- 7.41 The alternative SANG solution as set out in the EclA is to potentially utilise WBC owned SANG at the forthcoming Rooks Nest Extension via the purchase of credits.

Biodiversity Net Gain

- 7.42 The accompanying Biodiversity Net Gain Assessment provides a baseline assessment of the site's habitats, with the Natural England Statutory Biodiversity Metric then being used to calculate the change in biodiversity units arising as a result of the proposed development (with particularly reference to the proposed Landscape Strategy Plan).
- 7.43 The report concludes that the proposed Landscape Strategy Plan could be expected to result in a net gain in excess of 10%.

Landscaping and Trees

- 7.44 Policies CC03 (Green Infrastructure, Trees and Landscaping) and TB21 (Landscape Character) require development proposals to retain and enhance landscape features,

strengthen green infrastructure networks and respond positively to the character of the surrounding landscape.

- 7.45 The proposals retain the vast majority of the existing woodland structure surrounding the site. These areas will be conserved and managed as part of a Suitable Alternative Natural Greenspace (SANG), incorporating a network of walking routes which will improve recreational access while maintaining the wooded character of the site.
- 7.46 Within the development area, a central greenspace is proposed focused around retained mature trees and enhanced grassland habitats which form an ecological benefit to the site. Additional planting using native species characteristic of the Thames Basin Heaths landscape will reinforce the woodland structure and strengthen the northern boundary to maintain a strong treed edge to the site.
- 7.47 Whilst the residential aspect of the development results in the loss of multiple trees within the existing built area of the site (to allow for an appropriate layout), the Landscaping Strategy provides at least a 1:1 replacement of trees lost and ensures that the sylvan character of the site is maintained and strengthened over time. The retention of surrounding woodland, combined with new planting and enhanced publicly accessible greenspace, ensures that the development integrates effectively with the surrounding landscape. No 'Category A' trees are proposed to be removed and those trees which are to be removed are well screened and therefore have limited visibility to existing public views.
- 7.48 All trees on site fall under TPO's which were served midway through the PPA process. Officers have advised that the purpose of the TPO's was for matters relating to assurance that trees will be managed appropriately on site. Such provisions are demonstrated in the accompanying Arboricultural Impact Assessment and the proposed tree removal strategy has been confirmed as acceptable by Officers through the PPA process.
- 7.49 The proposals conserve the key landscape characteristics of the area while enhancing green infrastructure and public access, and therefore accord with Policies TB21 and CC03, together with emerging Policies NE5 and DH1.

Landscape and Visual Impact

- 7.50 The application is supported by a Landscape and Visual Impact Assessment (LVIA). This assesses the landscape characteristics of the site and surrounding area, together with potential visual effects from a range of receptors, and has informed the evolution of the proposed layout and landscape strategy.
- 7.51 The LVIA identifies that the site lies within the Thames Basin Heaths National Character Area (NCA 129), as defined by Natural England. This landscape is characterised by extensive woodland and heathland, wet valley floors, and modern settlement interspersed with historic villages. At a local level, the Wokingham Landscape Character Assessment (2019) identifies the site as being located within the Finchampstead Forested & Settled Sands Landscape Character Area (LCA M1). This landscape is characterised by a wooded plateau with extensive forestry and heathland clearings, strong woodland enclosure, long straight historic

routes such as Nine Mile Ride, and a pattern of low-density development set within mature woodland.

- 7.52 The LVIA notes that the site itself comprises an existing campus-style office development within a mature wooded setting. Woodland surrounds the site to the east, south and west, while pastoral fields and strong tree belts are located to the north. This creates a visually contained and compartmentalised landscape in which development is already present but largely assimilated by surrounding vegetation.
- 7.53 Visibility into the site is generally limited due to the strong woodland enclosure. The most notable views are from informal woodland paths within the Pinewood Centre woodland to the east. Wider views from surrounding roads, public rights of way and nearby residential areas are largely screened by extensive tree cover. The site does therefore not result in coalescence between the settlements of Crowthorne and Wokingham.
- 7.54 Overall, the LVIA concludes that the site and its immediate setting are of medium landscape value and medium landscape sensitivity, reflecting the presence of existing development and the contained nature of the landscape. The proposed redevelopment of the site for residential use would largely be confined to the existing developed footprint. While some lower value internal trees would be removed, the principal woodland blocks surrounding the site would be retained and reinforced with new planting.

At the landscape character level, the proposals maintain the key characteristics of the Finchampstead Forested & Settled Sands LCA, including wooded skylines, strong woodland structure and the enclosed settlement pattern. The LVIA therefore concludes that the proposals would result in a minor adverse landscape effect initially, reducing to negligible or beneficial effects over time as proposed planting matures.

As detailed in Section 6, the LVIA assesses that, although only carrying limited weight at most, the proposals would comply with Draft Policy NE6 in protecting and in some cases enhancing the valued attributes of the proposed “Forest & Rides” Valued Landscape.

Public Open Space

- 7.55 MDD Policy TB08 sets out the existing open space standards for new residential development and Policy CC03 seeks to ensure green infrastructure is included in new residential developments. The policy promotes use of green corridors, and pedestrian and cycle routes, to ensure connectivity and permeability. Emerging Policy HC3 updates the open space requirements, albeit the general standards (expressed per 1,000 people) for amenity green space and children’s play areas, etc., remains the same.
- 7.56 The accompanying Open Space Plan details how each of the different typologies required within a development of this size are complied with. 0.08ha of play space are proposed within the Central Green and integrated woodland at the north west of the site as a natural play provision. The proposed on-site SANG exceeds the required 2.84ha of Natural and Semi Natural Greenspace. 0.98ha of Amenity Greenspace is proposed at the Central Green.

- 7.57 Therefore, it is considered the proposed development strikes an appropriate balance between making the most efficient use of land, whilst providing substantial areas of informal and formal public open space. The proposal therefore accords with MDD policies TB08 and CC03.

Flood Risk and Drainage

Flood Risk

- 7.58 The National Planning Policy Framework (NPPF) requires development to be directed away from areas at highest flood risk and for all proposals to consider flood sources and climate change. Managing Development Delivery Policy CC04 promotes sustainable water use and protection of water resources.
- 7.59 The site is located within Flood Zone 1 'Low Probability' (land that has less than 1 in 1,000 (0.1%) annual probability of flooding from rivers or the sea) and is confirmed to have a very low risk of fluvial and tidal flooding. Surface water and groundwater risks are classified as low, and there are no recorded incidents of sewer flooding. The Sequential Test has been passed, confirming the appropriateness of the site for residential development in terms of flood risk.

Proposed Surface Water Drainage Strategy

- 7.60 The development incorporates Sustainable Urban Drainage Systems ('SuDS') including permeable paving, swales, and attenuation tanks to manage surface water sustainably and replicate greenfield runoff rates. Infiltration is not feasible in some areas due to higher levels of groundwater being recorded, but remains possible elsewhere subject to ongoing monitoring. As detailed in the accompanying Drainage Strategy, two strategies have been prepared: one using infiltration where feasible (Option 1) and an alternative non-infiltrating solution (Option 2).
- 7.61 Runoff is proposed to discharge to the ordinary watercourse/ditch adjacent to the northern boundary, with flows managed to match greenfield rates. Attenuation tanks and swales are designed to provide landscape and biodiversity benefits and to appear naturalistic where feasible, supporting the site's green infrastructure strategy. As such, blue infrastructure is proposed in the Central Green.
- 7.62 Finished site levels and overland flow paths are designed to direct exceedance flows away from dwellings, ensuring no significant ponding or increased flood risk to properties.
- 7.63 The drainage system is designed for a 1-in-100-year storm plus 40% allowance for climate change, in line with Environment Agency guidance. Pollution mitigation measures are incorporated to protect groundwater and watercourses.

Proposed Foul Water Drainage Strategy

- 7.64 Foul water is proposed to be discharged to the public sewer network, with the point of connection and discharge subject to a formal capacity assessment by Thames Water.

Thames Water is obligated to provide network capacity at the agreed connection point, and if insufficient capacity is identified, upgrades will be required and funded through developer infrastructure charges.

Ground Conditions and Contamination

- 7.65 A Desk Study and Ground Investigation has been undertaken by Geotechnical and Environmental Associates to assess ground conditions, contamination risks and foundation requirements for the proposed residential redevelopment. The investigation included 17 boreholes, groundwater monitoring and soil contamination testing.
- 7.66 The findings confirm that the site is underlain by made ground over River Terrace Deposits and the Bagshot Formation, with groundwater recorded between approximately 1.9 m and 3.45 m below ground level. Contamination testing did not identify any elevated concentrations of metals or organic contaminants, although low levels of asbestos were detected within made ground in the northwest of the site. The report recommends the provision of a clean imported soil cover within landscaped areas in this part of the site, or further testing following site strip.
- 7.67 Subject to appropriate construction practices and standard mitigation measures, including the management of asbestos within made ground and continued monitoring of groundwater and soil gas, the site is considered suitable for residential redevelopment. Accordingly, there are no geo-environmental or contamination constraints that would impact the development and the proposal therefore accords with Policy CP1 and Draft Policy HC9.

Daylight and Sunlight

- 7.68 The proposal has been assessed against the National Planning Policy Framework 2024, which supports a flexible approach to daylight and sunlight guidance where acceptable living standards are maintained. The assessment demonstrates that 98% of rooms meet the BRE daylight targets during winter (bare branch) conditions, including 100% of living rooms and kitchens.
- 7.69 The assessment has also been undertaken with reference to paragraph R.18 of the Wokingham Borough Design Guide 2012 and the methodology set out in BRE 209 Site Layout Planning for Daylight and Sunlight. While 55% of rooms meet the daylight targets when adjacent trees are in full leaf, the assessment confirms that daylight provision remains adequate in accordance with BRE guidance. In addition, 47 of 59 south-facing rooms meet or exceed the sunlight guidance during summer months, increasing to 58 rooms under bare branch conditions, demonstrating that the proposed development would provide suitable daylight and sunlight amenity and is therefore compliant with policy requirements.

Lighting

- 7.70 The accompanying street lighting scheme, proposes that all luminaires will be LED with electronic drivers and installed on six metre columns to provide safety and security while

avoiding excessive glare and intrusive light spillage. The scheme has been carefully located and designed to protect fauna.

- 7.71 Desktop calculations and assessments indicate that the proposed lighting will not significantly increase light levels or have a negative impact on the surrounding environment. All reasonable measures have been incorporated at the design stage to minimise energy usage and environmental impact while ensuring the development is safe, functional, and sensitive to the local context.

Minerals

- 7.72 Policy M2 (Safeguarding Sand and Gravel Resources) of the Central and Eastern Berkshire Joint Minerals and Waste Plan seeks to safeguard mineral resources from unnecessary sterilisation by non-mineral development. Similarly, paragraphs 222 and 225 of the NPPF require mineral resources within Mineral Safeguarding Areas to be protected unless it can be demonstrated that the resource is not economically viable.
- 7.73 A Preliminary Mineral Resource Assessment has been undertaken to determine whether viable mineral resources are present on the site. The site lies within a mapped Mineral Safeguarding Area associated with River Blackwater terrace sands and gravels, however ground investigation undertaken by Geotechnical & Environmental Associates (March 2025) identified only limited and variable deposits, with most boreholes recording mineral layers of less than 1 metre or none at all, and a maximum thickness of 1.4 metres.
- 7.74 These deposits are significantly below the typical thickness required for economically viable mineral extraction, and evidence suggests that historic extraction has already taken place within parts of the site. The assessment therefore concludes that the site does not contain a mineral resource of economic importance.
- 7.75 As such, the proposed development would not sterilise a viable mineral resource and the proposal therefore accords with Policy M2 of the Central and Eastern Berkshire Joint Minerals and Waste Plan and the objectives of the NPPF regarding mineral safeguarding.

Utilities

Foul drainage

- 7.76 An Asset Location Search undertaken with Thames Water confirms that there are existing public foul sewers within the vicinity of the site, including networks running adjacent to the site boundary. On this basis, foul flows from the proposed development can be directed to the public sewer network, subject to agreement with Thames Water. There are no recorded incidents of sewer flooding in the area, indicating no known strategic capacity constraints at this stage. Provision has been made for on-site foul pump station.

Water supply

- 7.77 The site is located within the South East Water supply area and will be served via a new connection to the local distribution network. A connection will be secured through the statutory application process, with capacity to be confirmed by the undertaker in due course.

Electricity

- 7.78 A utilities assessment indicates that the development can be served from the local electricity distribution network. Provision has been made for a new substation and allowance for electric vehicle charging in line with current standards.

Gas

- 7.79 The development is proposed to be served by an all-electric strategy, with heating via air source heat pumps. As such, no gas connection is proposed.

Energy, Waste Management and Carbon Assessment

- 7.80 The accompanying Energy Statement demonstrates how the proposed development would comply with Policies CC04 (Sustainable Design and Construction) and CC05 (Renewable Energy and Decentralised Energy Networks) of the Managing Development Delivery Local Plan, which seek to ensure high standards of energy efficiency and reductions in carbon emissions.
- 7.81 The proposed energy strategy has been prepared in accordance with Part L1 (2021) of the Building Regulations, which sets minimum fabric efficiency and carbon emission standards for residential development. The proposals exceed these minimum standards through a fabric-first approach, incorporating enhanced insulation, improved air-tightness and high-performance glazing to reduce energy demand across the development.
- 7.82 In line with the energy hierarchy (Be Lean, Be Clean, Be Green), it is outlined that the scheme could reduce energy demand through measures including improved building fabric, incorporation of efficient heating systems and low-energy lighting, and utilisation of Air Source Heat Pumps (ASHPs) to provide low-carbon heating and hot water.
- 7.83 Energy modelling undertaken using SAP10 confirms that the proposed measures would achieve a 29.84% reduction in overall energy demand and a 64.67% reduction in CO₂ emissions compared to the baseline scenario. The development therefore demonstrates a high level of energy efficiency and accords with the relevant local and national policy objectives for sustainable design and low-carbon development.
- 7.84 Draft Policy CE5 of the Emerging Local Plan requires development proposals to reduce embodied carbon content. Draft Policy CE4 is also referred to in stating that development proposals which particularly comprise demolition should support the circular economy in terms of minimising waste.
- 7.85 At present, these Draft Policies are yet to be tested through the Local Plan Examination and carry a number of unresolved objections. As such, they carry limited to no weight in terms of

decision making. However, the application is accompanied by Waste Management Plan which sets out how the development can appropriately manage waste generated by the proposals.

- 7.86 The Waste Management Plan outlines that different types of waste will be segregated to promote recycling and reduce contaminants into the surrounding environment. Furthermore, specialist treatment is set out for how hazardous waste will be disposed of.
- 7.87 In order to monitor waste accumulated by the development, monthly monitoring of materials will be undertaken to track: where waste is avoided; soil re-use; reuse of materials on site; recycling/treatment; recovered energy; and materials which go to the landfill.
- 7.88 Such proposals support Section 14 of the NPPF which accounts for climate change impacts.

Summary

- 7.89 In summary, it is concluded that there are no technical reasons for refusal as confirmed in the suite of technical reports that accompany this application.

8. DRAFT HEADS OF TERMS

- 8.1 The applicant looks forward to discussing appropriate Heads of Terms and to undertake the shared drafting of an appropriate legal agreement with the Council during the application's determination period and ahead of the grant of a permission.
- 8.2 Ahead of these discussions, the following comprises the Applicant's current expectations for proposed Heads of Terms for the S106 Legal Agreement. It should be noted, the high-level summaries set out below are provided on a without prejudice basis, and subject to the Applicant receiving appropriate justification, including compliance with Regulation 122 of the Community Infrastructure Regulations 2010 (as amended):

Draft Heads of Terms	
Contribution Type	Contribution
Affordable Housing	Transfer of affordable homes to a registered provider. Affordable tenure mix to be agreed.
Travel Plan Monitoring Contribution	Implementation of Travel plan.
Highway Works	Contribution towards securing off site highway improvements.
Landscaping and SANG Management and Maintenance	Funding of private management company including SANG Management and Monitoring Strategy ('SAMM').
Employment Skills Plan	An obligation for either developer to implement skills training or make a contribution towards WBC's programme.

- 8.3 Any other S106 contributions are to be advised and discussed during the applications determination.

9. PLANNING BALANCE (INCLUDING ECONOMIC ASSESSMENT)

9.1 The application proposes to deliver 136 much needed homes on a PDL site which benefits from a Prior Approval consent for 109 homes. Further to which the CS and MDD are both out of date and the Council do not have a five year housing land supply for the purposes of Paragraph 11d. The principle of developing the site for residential use is therefore established.

9.1 In summary, the benefits of the development include:

Table 9.1 The Planning Benefits

Planning Benefit		Applicant's Weighting
Social	The delivery of 82 much needed new market homes in an area that has an acute shortfall in housing land supply.	Very Substantial
	The delivery of 54 much needed affordable homes.	Very Substantial
	Achieving a high-quality designed development/place.	Significant
	PDL redevelopment of an under-utilised office building	Significant
	Delivery of publicly access open space	Moderate
Economic	Provision of homes and the new economically active families that will occupy them that will support existing local community facilities, i.e. local convenience stores, bus services, etc.	Significant
	Supporting employment during the construction phase of the development – generating direct and induced employment.	Significant
Environmental	Delivery of a SANG	Significant
	Biodiversity Net Gain	Significant
	Development of a site in a highly sustainable location	Significant
	Sustainably designed homes which will reduce carbon emissions and deliver water efficiency	Moderate
	Pedestrian and cycle accessibility improvements.	Moderate
	Delivery of measures to facilitate sustainable travel choices, including	Moderate

	vehicle charging and the implementation of a Travel Plan	
	Reduction of local trip rates at peak times	Moderate

9.2 In terms of the harms brought about by the development, in summary these include:

Table 9.2 The Planning Harms

Planning Harms		Applicant's Weighting
Housing outside of the defined urban area in the countryside	The site is located outside of the currently defined settlement boundary, however the settlement boundaries are considered to be out of date and the proposals would accord with the emerging LPU Policy SS3 in this regard.	Very Limited
Loss of minerals safeguarded land	The loss of a small area of minerals safeguarded land due to extraction being unviable in this location due to trees and the small size of the site.	Very Limited
Demolition of Buildings	The potential loss of materials. The principle of residential has already been established. As detailed, consideration has been given to manage deconstructed materials.	Limited
Landscape and visual impact	The changes to the site's contribution to the landscape character and visual amenity will be limited and localised.	Limited
Ecology	Minor adverse effects on non-priority woodland; minor short-term adverse effects predicted on bats.	Limited
Arboriculture	Loss of 103 Trees of category B and below.	Limited

9.3 In undertaking the planning balance, an exercise of considering both the harms and benefits is required to be undertaken. The exercise is not one of simply counting the number of benefits against the harms with the highest number on either side dictating the outcome.

9.4 As demonstrated by Tables 9.1 and 9.2 (and throughout this Planning Statement's content) it can be demonstrated the impacts of the proposed development do not significantly or demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. On the *titled balance* therefore, the grant of planning permission should be made.

Economic Assessment

9.5 To further detail the Economic Benefits of the scheme, in line with the Home Building Federation's Housing Calculator, the development will result in the following economic and community benefits:

- Support the employment of 472 people;
- Provide 5 apprentices, graduates or trainees;
- Increase open space, community sport and leisure spending by £122,400
- Generate £6,120,00 towards new affordable housing; and
- Generate £3,626,667.12 in tax revenue including £273,700 in council tax revenue.

10. SUMMARY AND CONCLUSIONS

10.1 This Planning Statement is submitted on behalf of Dandara and L&G to support a full (detailed) planning application relating to Pinewood Campus, Nine Mile Ride, Wokingham.

10.2 The proposed development comprises;

“Full application for the proposed erection of 136 dwellings (use class C3) together with associated parking, landscaping, public open space, drainage infrastructure, access and highway improvements, Suitable Alternative Natural Greenspace (SANG) and ancillary works. Following demolition of existing office campus.”

10.3 The application follows pre-application and PPA discussions with Officers at WBC and meetings were also held with other relevant stakeholders, such as Wokingham Without Parish Council. The wider community was engaged through a public consultation and existing residents were given the opportunity to voice their opinions. The evolution of the scheme design as presented in the DAS, is reflective of this engagement.

10.4 The site is well located and accessible to local services and public transport opportunities. The proposal for 136 homes, of a mixture of types and tenures which is a clear betterment when compared to the housing mix granted by the Prior Approval. Furthermore, the scheme is of an appropriate scale for the location and provides on-site environmental benefits including POS; SANG; and 10% BNG.

10.5 As a full planning application, the proposals are supported by an extensive suite of technical surveys, assessments and reports, which were subject to discussion through an extensive PPA pre-application process with WBC Officers. The technical reports accompanying this planning application confirm that the development will not give rise to any unacceptable impacts that cannot be successfully mitigated.

10.6 As detailed in Section 6, the principle of residential development on the site has already been established through the Prior Approval which consents for residential development. The site is also previously developed land and as such development is supported. The CS and MDD are both out of date and the WBC do not have a five year housing land supply and as such the NPPF's 'titled balance' at 11d is engaged. In light of the benefits the development will generate, and limited extent of harms resulting, the assessment of the planning balance where the presumption in favour of granting permission is applied, it is concluded that planning permission is required to be granted without delay.

10.7 The planning application and the proposed development put forward by it are therefore respectfully commended to the Council for your positive due consideration.

APPENDIX 1 – DETAILED SUMMARY OF AMENDMENTS MADE TO SCHEME FOLLOWING PPA MEETINGS 1 AND 2.

Site Layout and Design

- Overhaul of block structure to allow for further pedestrian/cycle connectivity within the site and to its surrounding, as well as direct views across to the woodland.
- Creation of central green space, which was previously two separate areas split by the main road. This allows for a direct north-south link to the woodland, as well as east-west connectivity from the woodland to the Pinewood centre and the resultant enlarged open space area becomes the heart of the scheme, retaining important mature trees within the site and making them a focal point of the proposal.
- Relocation of plots so the scheme no longer have areas backing onto the woodland, and are now addressing the open space. Any units that might be siding onto the woodland (north-western corner) will have additional windows.
- Gardens and back to back distances reviewed, with the proposal complying with the 22m back to back / 12m garden depth apart from a couple of exceptions.
- Introduction of more variety of building types
- Apartment frontages pushed back to create greater landscaping along spine roads.
- General reduction in frontage parking, with the introduction of rear parking courts, creating more variety in the building line.
- Addition of different block paving in parking areas to delineate from road surface, thereby prevent informal vehicle parking.
- Addition of combined play area in the central green, as well as SUDS features.
- Pedestrian connection to the PROW in the north-eastern corner of the site.
- Introduction of emergency access alongside the main entrance to the site.
- Re-distribution of visitor parking to ensure even spread across site.
- As a result making the above amendments to the scheme the number of homes were reduced

Housing Mix

- Addition of M4(2) units, to comply with 10% requirement for both market and affordable units.
- The Affordable Housing Officer noted the provision of specialist accommodation could be provided within the scheme in the form of a block of 6x1-bed unit M4(3) to help meet that

need for adult social care and children's social care (18+) with learning disabilities / wheelchair physical disabilities. The applicant noted it is to review the suggestion and discuss the model with Registered Providers.

- No further specific comments were received from Officer's in relation to the size/tenure/mix of both market and affordable housing provided on site.

Ecology

- It was agreed that the scheme will seek to restore the ancient heathland (acid grassland priority habitat) through planting at the perimeter of the developable area by thinning trees in order to achieve two benefits, a) restoring high-value habitats to enhance overall biodiversity at the site (including BNG), and b) enables the most efficient use of land for the delivery of new homes partly through reducing shading around proposed homes.
- Acid grassland retention and restoration was strategised to be proposed in the central POS to encourage disturbance from residents which encourages growth of the habitat.
- Further survey work was agreed to be undertaken including for Bats (particularly in the existing office building), Reptiles, and Hazel Dormouse.
- It was noted that proposed trees need to be in place for full 30 years so density and therefore proposed species are important.

SANG

- A number of approaches were discussed in relation to SANG including a) the provision of on-site SANG which wraps around the perimeter of the site within the red line area; and b) to purchase credits to utilise the WBC owned SANG at the forthcoming Rooks Nest Extension.
- The onsite SANG approach has been discussed with Natural England ('NE') through the Discretionary Advice Service.
- The option of utilising the Rooks Nest SANG is to be discussed with WBC during the determination of the application.

Trees

- As noted under the Ecology section above, the principle of thinning trees to allow for the restoration of acid grassland has been accepted in principle by Officer's. The extent of the tree removal as part of the proposed development has been accepted as appropriate in principle by Officers, particularly in relation to perimeter tree thinning and the removal of non-native trees/shrubs in the existing car park.
- Midway through the PPA process, the entire site was served with a TPO. Officers advised that whilst they were not priorly made aware that the TPO was set to be served, they had since been informed that the purpose was for matters relating to assurance that trees will be managed appropriately on site. It was also noted that the purpose of the

TPO had been driven by the draft Valued Landscape designation at the site. Officers noted they still recognise that the proposed tree removal strategy is accepted and as part of the development it is recognised the need for some losses and some short-term change in order for the proposed development to be delivered.

- Officers advised that the applicant should seek to replace removed trees with new planting on a 1:1 basis.
- Additional tree planting was added at the north of the site, adjacent to the parking area which Officers were supportive of.
- Officers noted that the submitted scheme should propose, additional tree planting around the sub station for screening purposes; screening of visitor parking spaces; details of tree pit design/planting; and assurance that street trees are compatible with highways tracking requirements.
- Officers noted that the submitted scheme should set out details of woodland management to ensure its longevity, particularly from an ecological perspective.

Landscape

- Officers advised that the proposed central area of POS was a significant improvement in the layout of the amended PPA scheme. It was further noted that the layout has positive attributes owing to the views out to the woodland; active frontages; extension of woodland walk around the development; and retained pines at south of the site.
- In line with Officer comments, the scheme was amended to propose greater front garden spaces and adequate spaces for native (rather than fastigiated) street trees to thrive.
- Officers noted they are keen to see an additional pedestrian access into the woodland, off Nine Mile Ride, to the west of the main site access.

Public Open Space

- Officers noted that the central green space will be a suitable location to site to locate equipped play and amenity greenspace.
- The SANG which loops around the perimeter of the site in the woodland forms further open space which Officers have requested is connected to through multiple pedestrian access points off the perimeter of the developable area.

Transport

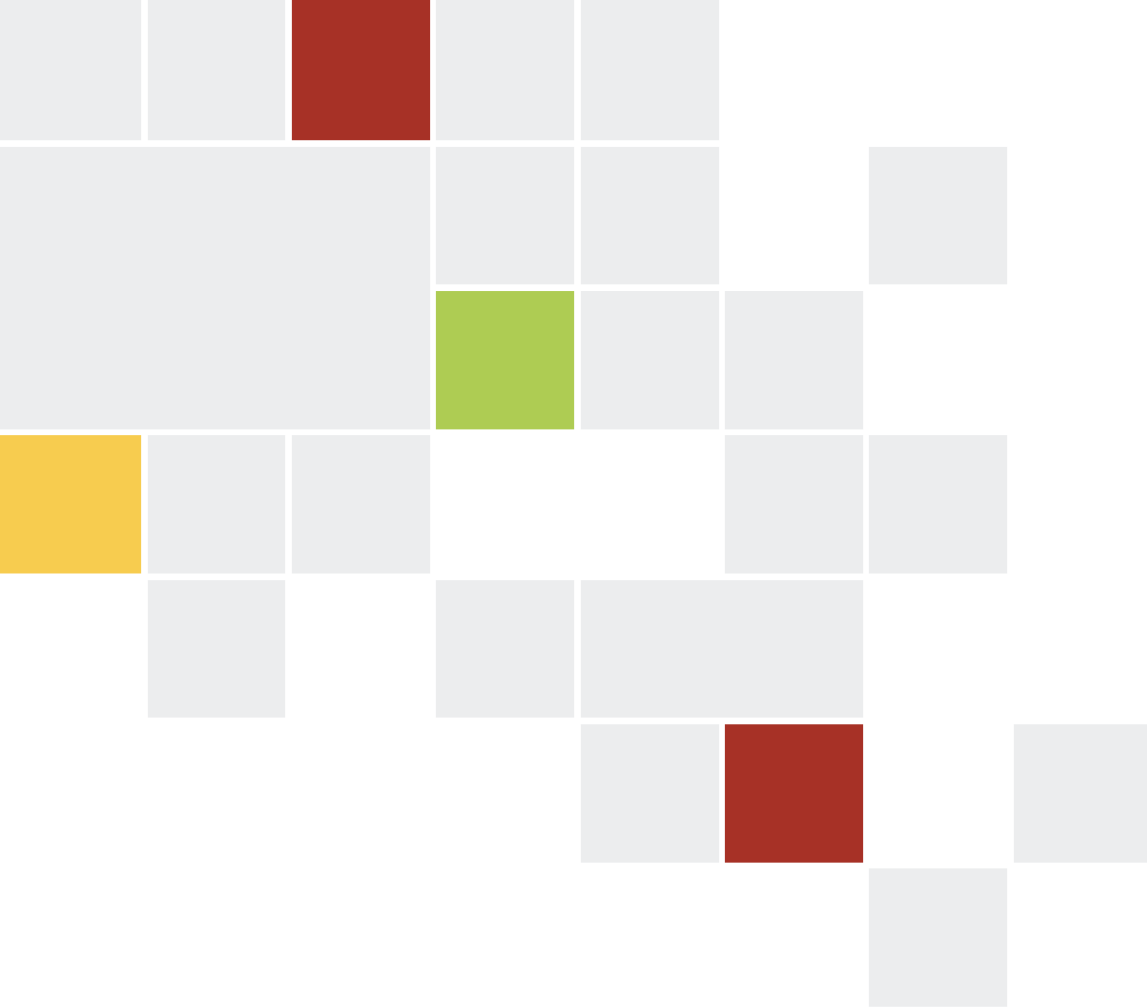
- Officers noted that steps must be taken to improve accessibility to and from the site through sustainable modes to local facilities and services including footways, shops and education establishments. It was recommended that pedestrian routes are improved for short-distance pedestrian travel, particularly towards Crowthorne. Medium distance cycle links and infrastructure improvements were also encouraged to link the site to further

afield facilities and employment sites in Wokingham and Bracknell, via the South Wokingham Strategic Development Location ('SDL') to the north of the site.

- Officers acknowledged that making improvements to bus services would be difficult to achieve given the nature of the proposed development.
- In response, the applicant has investigated and proposed a number of improvements to the local highway network. These proposals are further detailed in Section 4 (Proposed Development) of this Planning Statement.
- In terms of the Site Layout, the scheme was amended through the following means to respond to Officer comments:
 - Addition of build-outs along the main spine road to reduce traffic speed.
 - Re-distribution of visitor parking spaces so they are evenly distributed across the site.
 - Two-metre-tall clear stem trees along roads to ensure visibility splays are adequate.
 - Variation of road surface materials to depict hierarchy of the road network and clearly define parking spaces.
 - Relocation of parking courts to the rear of buildings so they are less present in street scenes.
- It was agreed with Officers that the principle of proposing an emergency access which runs parallel to the west of the main access road, is acceptable in principle.

Flood Risk and Drainage

- The scheme was amended to propose SUDS within the central POS which Officers found to be a positive response in terms of delivering blue infrastructure. Officers requested for the planning application submission to detail how the SUDS will connect to the wider drainage system.
- Officers advised that monthly groundwater readings will be required up to spring and submitted once undertaken. Subject to appropriate readings, the principle of an infiltration-led drainage strategy was acknowledged.
- Officers noted permeable paving is acceptable unless there are implications beneath the roads (e.g. issues relating to maintenance of attenuation features underneath permeable paving).



Boyer South

Boyer