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21 February 2025

Planning Portal Ref: PP-13731909

To whom it may concern,

RESERVED MATTERS APPLICATION

PHASE 2B, PARCEL R10, SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION

On behalf of our client, Miller Homes, we hereby submit a reserved matters planning application development at Phase 2b, Parcel R10, South Wokingham Strategic Development Location.

In July 2024 hybrid planning permission (planning reference: 19068) was granted by the Council at Phase 2b of the South Wokingham Strategic Development Location for up to 1,434 dwellings, a primary school, local centre, public open space and play areas, and associated infrastructure.

Condition 1 of the hybrid consent requires the approval of details for internal access arrangements, layout, scale, appearance, and landscaping ('the reserved matters') prior to commencement of development within each phase. This reserved matters application seeks approval for Parcel R10 of the development comprising 215 dwellings. The description of development is:

Reserved matters application pursuant to condition 1 attached to planning permission ref. 191068, for the erection of 215 dwellings with access, layout, scale, appearance, and landscaping to be considered.

Accordingly, please find enclosed the following documents which comprise the reserved matters application and supporting information:

- Completed application form and certificate;
- Completed Community Infrastructure Form 1;
- Site Location Plan (ref. P1914.R10.08-C);
- Application Drawings (as listed on the enclosed Drawing Schedule);
- Planning Statement prepared by Nexus Planning;
- Affordable Housing Scheme prepared by Nexus Planning;
- Design Compliance Statement prepared by Nexus Planning;
- Open Space Specification prepared by Pegasus;
- Heritage Assessment prepared by Pegasus;
- Transport Statement prepared by ALP;
- Electric Vehicle Note prepared by ALP;

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- Overarching Lighting Strategy prepared by ALP;
- WBC Parking Demand Calculation Spreadsheet completed by ALP;
- Arboricultural Impact Assessment and Method Statement prepared by ACD;
- Noise Mitigation Report prepared by Phlourm;
- Phase 2b Employment Skills Strategy;
- Parcel R10 Employment Skills Strategy;
- Statement of Community Involvement prepared by Marengo Comms;
- Energy Statement inc. Water Consumption Statement prepared by Energy and Design; and
- Site Waste Management Plan prepared by Miller Homes.

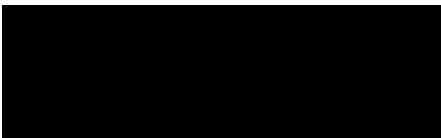
It should be noted that the application is submitted concurrently with applications to discharge the following hybrid planning conditions:

- Condition 3 – Phasing Plan
- Condition 9 – External Materials
- Condition 11 – Finished ground and floor levels
- Condition 14 – Arboricultural Method Statement and Scheme of Works
- Condition 15 – Hard and Soft Landscaping
- Condition 16 – Landscape and Ecological Management Plan
- Condition 23 – Biodiversity Net Gain Assessment
- Condition 25i – Written Scheme of Investigation
- Condition 32 – Drainage Points of Connection
- Condition 36 – Construction Environmental Management Plan
- Condition 44a – Investigation and Risk Assessment
- Condition 60 – Highways Construction Details

In accordance with WBC's requirements for planning applications, this cover letter also sets out how the scheme will meet the requirements of the Equality Act (2010). An Equality Impact Assessment is enclosed at the end of this letter.

We look forward to a positive decision on the application in due course; in the meantime, should you require any additional information or clarification then please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI

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Enc.

1. Drawing Schedule
2. Equality Impact Assessment

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1. Drawing Schedule

Plan / Drawing Title	Reference	Consultant
Site Location Plan	P1914.R10.08 C	AAP
Proposed Presentation Layout	P1914.R10.00 AD	AAP
Proposed Planning Layout	P1914.R10.01 AA	AAP
Proposed Materials Layout	P1914.R10.02 U	AAP
Proposed Storey Heights Layout	P1914.R10.03 M	AAP
Proposed Tenure Plan	P1914.R10.04 N	AAP
Proposed Parking Layout	P1914.R10.05 U	AAP
Proposed Refuse Strategy Layout	P1914.R10.06 M	AAP
Proposed Enclosures Layout	P1914.R10.07 M	AAP
Proposed Cycle Parking Strategy Layout	P1914.R10.13-L	AAP
Proposed Layout with Parameter Plan Overlay	P1914.R10.14-J	AAP
Proposed Garden Depth Layout	P1914.R10.15-G	AAP
Proposed Layout with Character Area Overlay	P1914.R10.16-G	AAP
Proposed Plots Separation Distance Layout	P1914.R10.17-D	AAP
Streetscene Sheet 1 of 1	P1914.SS.101	AAP
Carport	P1914.CP.101	AAP
Entrance Wall, Plans & Elevations	P1914.EW.101 R10	AAP
Single Garages Plans and Elevations	P1914.GAR.101	AAP
Double Garage Plan and Elevations	P1914.GAR.102	AAP
Double Garage Plan and Elevations	P1914.GAR.103	AAP
Sub Station, Plans & Elevations	P1914.SUB.101 R10	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L473.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L473.10	AAP
Type L467 - Style 5, Elevations - Render	P1914.L467.104	AAP
Type L467 - Style 5, Floor & Roof Plans	P1914.L467.103	AAP
Type L467 - Style 2, Elevations - Brick	P1914.L467.102	AAP
Type L467 - Style 2, Floor & Roof Plans	P1914.L467.101	AAP
Type L461 - Style 2, Elevations - Tile Hung	P1914.L461.103	AAP
Type L461 - Style 2, Elevations - Brick	P1914.L461.102	AAP
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.101	AAP
Type L456 - Style 4, Elevations - Brick	P1914.L456.104	AAP
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.103	AAP
Type L456 - Style 2, Elevations - Brick	P1914.L456.102	AAP
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.101	AAP
Type L454 - Style 4, Elevations - Brick	P1914.L454.107	AAP
Type L454 - Style 4, Floor & Roof Plans	P1914.L454.106	AAP
Type L454 - Style 5, Elevations - Brick	P1914.L454.105	AAP
Type L454 - Style 5, Floor & Roof Plans	P1914.L454.104	AAP
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.103	AAP
Type L454 - Style 2, Elevations - Brick	P1914.L454.102	AAP
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.101	AAP

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Type L368 - Style 4, Elevations - Brick	P1914.L368.110	AAP
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.109	AAP
Type L368 - Style 2, Elevations - Brick	P1914.L368.108	AAP
L368 - Style 2, Floor & Roof Plans	P1914.L368.107	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.106	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.105	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.104	AAP
Type L368 - Style 1, Elevations - Render	P1914.L368.103	AAP
Type L368 - Style 1, Elevations - Brick	P1914.L368.102	AAP
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.101	AAP
Type L367 - Style 4, Elevations - Render	P1914.L367.102	AAP
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.101	AAP
Type L363A - Style 5, Elevations - Brick	P1914.L363A.102	AAP
Type L363A - Style 5, Floor & Roof Plans	P1914.L363A.101	AAP
Type L363 - Style 5, Elevations - Brick	P1914.L363.102	AAP
Type L363 - Style 5, Floor & Roof Plans	P1914.L363.101	AAP
Type L362 - Style 2, Elevations - Render	P1914.L362.104	AAP
Type L362 - Style 4, Floor & Roof Plans	P1914.L362.103	AAP
Type L362 - Style 2, Elevations - Brick	P1914.L362.102	AAP
Type L362 - Style 2, Floor & Roof Plans	P1914.L362.101	AAP
Type L361 - Style 4, Elevations - Render	P1914.L361.106	AAP
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.104	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.103	AAP
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.102	AAP
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.101	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.110	AAP
Type L360 - Style 5, Elevations - Render	P1914.L360.109	AAP
Type L360 - Style 5, Elevations - Brick	P1914.L360.108	AAP
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.107	AAP
Type L360 - Style 4, Elevations - Render	P1914.L360.106	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.105	AAP
Type L360 - Style 4, Elevations - Brick	P1914.L360.104	AAP
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.103	AAP
Type L360 - Style 2, Elevations - Brick	P1914.L360.102	AAP
Type L360 - Style 2, Floor & Roof Plans	P1914.L360.101	AAP
Type L358 - Style 5, Elevations - Render	P1914.L358.114	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.113	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.112	AAP
Type L358 - Style 5, Elevations - Brick	P1914.L358.111	AAP
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.110	AAP
Type L358 - Style 4, Elevations - Brick	P1914.L358.109	AAP
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.108	AAP
Type L358 - Style 4, Elevations - Brick	P1914.L358.107	AAP
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.106	AAP

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Type L358 - Style 2, Elevations - Tile Hung	P1914.L358.105	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.104	AAP
Type L358 - Style 2, Elevations - Brick	P1914.L358.102	AAP
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.101	AAP
Type L358 - Style 2, Floor & Roof Plans 3	P1914.L358.103	AAP
Type L356 - Style 4, Elevations - Render	P1914.L356.104	AAP
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.103	AAP
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.102	AAP
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.101	AAP
Type L255A - Style 4, Plans & Elevations - Rnd	P1914.L255A.101	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.107	AAP
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.106	AAP
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.105	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.104	AAP
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.103	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.102	AAP
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.101	AAP
Type D - Style 1, Elevations - Brick	P1914.D.102	AAP
Type D - Style 1, Floor & Roof Plans	P1914.D.101	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.108-A	AAP
R10-Block 7 - Style4, Rear Elevation	P1914.BLK7.107-A	AAP
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.106-A	AAP
R10-Block 7 - Style4, Front Elevation	P1914.BLK7.105-A	AAP
R10-Block 7 - Style4, Roof Plan	P1914.BLK7.104-A	AAP
R10-Block 7 - Style4, Second Floor Plan	P1914.BLK7.103-A	AAP
R10-Block 7 - Style4, First Floor Plan	P1914.BLK7.102-A	AAP
R10-Block 7 - Style4, Ground Floor Plan	P1914.BLK7.101-A	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.108-A	AAP
R10-Block 6 - Style4, Rear Elevation	P1914.BLK6.107-A	AAP
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.106-A	AAP
R10-Block 6 - Style4, Front Elevation	P1914.BLK6.105-A	AAP
R10-Block 6 - Style4, Roof Plan	P1914.BLK6.104-A	AAP
R10-Block 6 - Style4, Second Floor Plan	P1914.BLK6.103-A	AAP
R10-Block 6 - Style4, First Floor Plan	P1914.BLK6.102-A	AAP
R10-Block 6 - Style4, Ground Floor Plan	P1914.BLK6.101-A	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.108-A	AAP
R10-Block 5 - Style1, Rear Elevation	P1914.BLK5.107-A	AAP
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.106-A	AAP
R10-Block 5 - Style1, Front Elevation	P1914.BLK5.105-A	AAP
R10-Block 5 - Style1, Roof Plan	P1914.BLK5.104-A	AAP
R10-Block 5 - Style1, Second Floor Plan	P1914.BLK5.103-A	AAP
R10-Block 5 - Style1, First Floor Plan	P1914.BLK5.102-A	AAP
R10-Block 5 - Style1, Ground Floor Plan	P1914.BLK5.101-A	AAP
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.109-A	AAP

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R10-Block 4 - Style3, Rear Elevation	P1914.BLK4.108-A	AAP
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.107-A	AAP
R10-Block 4 - Style3, Front Elevation	P1914.BLK4.106-A	AAP
R10-Block 4 - Style3, Roof Plan	P1914.BLK4.105-A	AAP
R10-Block 4 - Style3, Third Floor Plan	P1914.BLK4.104-A	AAP
R10-Block 4 - Style3, Second Floor Plan	P1914.BLK4.103-A	AAP
R10-Block 4 - Style3, First Floor Plan	P1914.BLK4.102-A	AAP
R10-Block 4 - Style3, Ground Floor Plan	P1914.BLK4.101-A	AAP
R10-Block 3 - Style3, Rear Elevation	P1914.BLK3.108-A	AAP
R10-Block 3 - Style3, Side Elevations	P1914.BLK3.107-A	AAP
R10-Block 3 - Style3, Front Elevation	P1914.BLK3.106-A	AAP
R10-Block 3 - Style3, Roof Plan	P1914.BLK3.105-A	AAP
R10-Block 3 - Style3, Third Floor Plan	P1914.BLK3.104-A	AAP
R10-Block 3 - Style3, Second Floor Plan	P1914.BLK3.103-A	AAP
R10-Block 3 - Style3, First Floor Plan	P1914.BLK3.102-A	AAP
R10-Block 3 - Style3, Ground Floor Plan	P1914.BLK3.101-A	AAP
R10-Block 2 - Style3, Rear Elevation	P1914.BLK2.108-A	AAP
R10-Block 2 - Style3, Side Elevations	P1914.BLK2.107-A	AAP
R10-Block 2 - Style3, Front Elevation	P1914.BLK2.106-A	AAP
R10-Block 2 - Style3, Roof Plan	P1914.BLK2.105-A	AAP
R10-Block 2 - Style3, Third Floor Plan	P1914.BLK2.104-A	AAP
R10-Block 2 - Style3, Second Floor Plan	P1914.BLK2.103-A	AAP
R10-Block 2 - Style3, First Floor Plan	P1914.BLK2.102-A	AAP
R10-Block 2 - Style3, Ground Floor Plan	P1914.BLK2.101-A	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.109-A	AAP
R10-Block 1 - Style1, Rear Elevation	P1914.BLK1.108-A	AAP
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.106-A	AAP
R10-Block 1 - Style1, Front Elevation	P1914.BLK1.107-A	AAP
R10-Block 1 - Style1, Roof Plan	P1914.BLK1.105-A	AAP
R10-Block 1 - Style1, Third Floor Plan	P1914.BLK1.104-A	AAP
R10-Block 1 - Style1, Second Floor Plan	P1914.BLK1.103-A	AAP
R10-Block 1 - Style1, First Floor Plan	P1914.BLK1.102-A	AAP
R10-Block 1 - Style1, Ground Floor Plan	P1914.BLK1.101-A	AAP
Type B1 - Style 1, Elevations - Brick	P1914.B1.102	AAP
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.101	AAP
Type AL41 - Style 4, Elevations - Render	P1914.AL41.102	AAP
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.101	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.107	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.106	AAP
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.105	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.104	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.103	AAP
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.102	AAP
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.101	AAP

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Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.102	AAP
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.101	AAP
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.104	AAP
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.103	AAP
Type AL32A - Style 2, Plans & Elevations - Tile	P1914.AL32A.102	AAP
Type AL32A - Style 2, Plans & Elevations - Brk	P1914.AL32A.101	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.102	AAP
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.101	AAP
Type AL24A - Style 4, Plans & Elevations - Brk	P1914.AL24A.101	AAP
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.102	AAP
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.101	AAP
Type A - Style 1, Elevations - Render	P1914.A.105	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.104	AAP
Type A - Style 1, Elevations - Render	P1914.A.103	AAP
Type A - Style 1, Elevations - Brick	P1914.A.102	AAP
Type A - Style 1, Floor & Roof Plans	P1914.A.101	AAP
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.102	AAP
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.101	AAP
Landscape Plans		
Landscape Masterplan	P24-2114_EN_001	Pegasus
Detailed POS Soft Landscaping Plan	P24-2114_EN_003	Pegasus
Detailed POS Hard Landscaping Plan	P24-2114_EN_008	Pegasus
Detailed On-Plot Landscape Proposals Sheet 1	P24-2114_EN_002_R10A Sheet 1	Pegasus
Detailed On-Plot Landscape Proposals Sheet 2	P24-2114_EN_002_R10A Sheet 2	Pegasus
Detailed On-Plot Landscape Proposals Sheet 3	P24-2114_EN_002_R10A Sheet 3	Pegasus
Detailed On-Plot Landscape Proposals Sheet 4	P24-2114_EN_002_R10A Sheet 4	Pegasus
Detailed On-Plot Landscape Proposals Sheet 5	P24-2114_EN_002_R10A Sheet 5	Pegasus
Detailed On-Plot Landscape Proposals Sheet 6	P24-2114_EN_002_R10A Sheet 6	Pegasus
Detailed On-Plot Landscape Proposals Sheet 7	P24-2114_EN_002_R10A Sheet 7	Pegasus
Civils		
Adoption Boundary	A389-R10-RM-103 A	ALP
Lighting Lux Plans	A389-R10-RM-121 A	ALP
Drainage Strategy	A389-R10-RM-501 A	ALP
Surface Water Catchment Plan	A389-R10-RM-505 A	ALP
Foul Water Catchment Plan	A389-R10-RM-506 A	ALP
Exceedance Route Plan	A389-R10-RM-507 A	ALP
Drainage Details Sheet 1	A389-R10-RM-511 A	ALP
Drainage Details Sheet 2	A389-R10-RM-512 A	ALP
Drainage Details Sheet 3	A389-R10-RM-513 A	ALP
Pumping Station General Arrangement	A389-R10-RM-520 A	ALP
Basin Cross Sections	A389-R10-RM-530 A	ALP

2. Equality Impact Assessment

An Equality Impact Assessment (EqIA) is a process designed to ensure that a policy, project, or scheme does not unlawfully discriminate against any protected characteristics. This EqIA has been undertaken to ensure the proposed residential development does not unlawfully discriminate against any protected characteristics under the Equality Act (2010). It is required by Wokingham Borough Council (WBC) as part of any planning application to meet their public sector Equality Duty within Section 1439 of the Equality Act. WBC must consider the impact of their work on the nine protected characteristics under the Equality Act, which are as follows:

- Age
- Disability
- Gender re-assignment
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation
- Marriage and civil partnership.

It is not considered that the scheme will 'Gender reassignment', 'Race', 'Religion or belief', 'Sexual Orientation' and 'Marriage and civil partnership' protected characteristics have a significant influence upon the interaction with movement and space in context of the proposed development. This assessment assesses the impact of the proposed development against the protected characteristics of Age, Disability, Pregnancy and Maternity, and Sex as defined under the Equality Act. It sets out any required mitigation to resolve potential issues arising from the development proposals.

All forms of construction work have the potential to result in noise, vibration, dust, air pollution, light pollution and land contamination. These impacts will be assessed via a separate submission of a Construction Ecological Management Plan for each parcel of the wider development. These impacts are not expected to adversely impact any particular protected characteristic. In the longer term, completion of the proposed development is expected to have a positive impact on all local stakeholders. It has been designed to a suitably inclusive standard and its location provides an excellent connectivity for the entire community which will ensure it is accessible for all.

The groups who are likely to be impacted from the construction of the proposed development include but are not limited to: existing and future residents; existing and future businesses; existing and future visitors; and Wokingham Borough Council.

The Applicant has undertaken public consultation with various stakeholders prior to the submission of this application. During construction, all stakeholders will be informed of construction timescales including any potential road closures and disruptions. During the application WBC will also undertake public consultation exercise which will include all ward members, town and parish councils, and local residents.

Age	All ages will be equally impacted by the development proposals in the short term and long term, and all will have equal access once completed. In respect of embedded mitigation, the proposed development includes accessible footways, cycleways, and connections to public transport.
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Disability	The scheme has been designed in accordance with the Wokingham Highway Design Guide. The hybrid consent requires the submission of the construction details for all highways areas. These will include details of tactile paving and dropped kerbs at all crossing points. Appropriate colours have been chosen for the road finishes to help distinguish between tertiary roads and quieter shared spaces.
Pregnancy and Maternity	Those with the 'Pregnancy and maternity' characteristic may find walking and cycling more difficult and therefore are more likely to drive or travel by taxi or bus. The scheme proposes sufficient allocated and unallocated parking for residents and visitors as well as a series of segregated footpaths within the Site connecting to the approved bus stops on the link road.
Sex	Women may be more hesitant to walk or cycle (especially at night) due to the threat or fear of crime. Appropriate lighting will be provided throughout the link road and there will be appropriate lighting in parking areas and active frontage lighting on the nearby proposed residential development. Pedestrian routes are all well over-looked and adjoin active frontages. They are not enclosed and are visually open with no unsighted area

The proposed development meets the requirements of the Equality Act as it has been designed to a suitably inclusive standard and will provide a good level of pedestrian and cycle connectivity which are safe and accessible to all users. Accordingly, the scheme will have a long-term positive impact on the local area.