

Phase 2b Parcel R10 South Wokingham Strategic Development Location

Planning Statement

ON BEHALF OF MILLER HOMES

February 2025

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1. Introduction

1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Miller Homes ('the Applicant') in support of a reserved matters application, submitted to Wokingham Borough Council ('the Council'), pursuant to hybrid planning permission ref. 191068 (dated 19th July 2024). This application relates to Parcel R10 ('the Site').

1.2 In July 2024 hybrid planning permission was granted by the Council at Phase 2b of the South Wokingham Strategic Development Location ('SWSDL') for:

Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.

1.3 This application for reserved matters is submitted pursuant to Condition 1 of planning permission ref. 19068, which states:

1a) No phase of development approved in outline shall commence until details of the appearance, landscaping, layout and scale of development (hereinafter called "the reserved matters") for that phase have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

1.4 This application seeks approval of Reserved Matters Application (RMA) with the following description:

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.

1.5 The submission of this RMA takes place in the context of various other permissions for the wider SWSDL site.

Environmental Impact Assessment

1.6 The hybrid planning application was supported by an Environmental Statement which confirmed that the proposed development would not give rise to significant environmental effects.

2. Background

Site Context

- 2.1 The SWSDL comprises an urban extension to the south of Wokingham, consisting of land south of London Road A329 and north of the London to Reading railway line and land extending between the Borough boundary with Bracknell Forest in the east, and Finchampstead Road in the west. The SWSDL is allocated for a total 2,500 dwellings, retail facilities, primary schools, and SANG space in the adopted Core Strategy (2010) (Policy CP21).
- 2.2 Miller Homes and Kier Ventures obtained hybrid planning permission for development within an area south of the London to Reading railway line for 1,434 dwellings, a two-form entry primary school, local centre, public open space and play facilities, and associated infrastructure. The remaining parts of the SWSDL comprise Phase 1, which has been built out to the north of the railway line (known as Montague Park); Phase 2a to the eastern side of Phase 2b (ref. 190914 – Kingacre Estates); and Phase 3 to the western side towards the Tesco superstore (ref. 192325 – Charles Church Developments Ltd).
- 2.3 Parcel R10 is located to the far east of the Phase 2b site and east of the South Wokingham Distributor Road ('SWDR').
- 2.4 The Site is bound by the eastern gateway arm of the SWDR to the north-west which includes a new four-way roundabout, including William Heelas way, which leads over the railway line. Waterloo Road currently runs along the south and south-western boundary of the Site although this road is the subject of closure and diversion through the Site. To the east is a separate residential parcel outside of the hybrid permission area. The northern boundary is bound by the Waterloo to Reading railway line.
- 2.5 The Site currently consists of agricultural fields with no built development within the Site boundaries apart from a drainage basin to the western boundary. There are a number of trees and hedgerows within and on the periphery of the Site.

Planning History

- 2.6 This section summarises the relevant planning applications. The consortium has sought to discharge a number of conditions which are relevant to the application proposals. These are:

Prior to the first Reserved Matters

- Condition 4 – Design Code, Site Wide Masterplan and Landscape Design Statement (reference: 241971)
- Condition 10 – Site-wide Levels Strategy (reference: 241972)
- Condition 34 – Exceedance Flow Routing Strategy (reference: 241973)

Prior to or concurrent with the first Reserved Matters application

- Condition 8 – Public Art Strategy (reference: 242460)
- Condition 29 – SuDs Strategy (reference: 242459)
- Condition 45 – Pedestrian and Cycle Strategy (reference: 241974)

Pre-commencement

- 2.7 Condition 48 – Public Transport Strategy (reference: 242461)

- 2.8 A full planning application has been approved for the construction of a new link road as an alternative route to Waterloo Road (ref. 240892). The description of development is:

Full planning application for a new road to provide an alternative route to Waterloo Road from south of the roundabout at the junction of Waterloo Road with William Heelas Way to a point further east on Waterloo Road, together with a turning head between the two new junctions.

- 2.9 This application was approved 5th February 2025 and seeks to re-orientate Waterloo Road so that it now terminates in the south of the Site. The application then proposes a new link road from the southern arm of the SWDR roundabout which will travel west-east through the centre of Phase R10 continuing east into the Kingacre Estates parcel (Parcel R14). The application obtained consent for two vehicular access points north and south of the road to serve Parcel R10, a bus stop, and pedestrian crossing points. The link road would be tree lined with pavements and landscaped verges. This application influences the layout for this RMA.

- 2.10 Kingacre Estates has obtained Outline planning permission for the land to the east, for 215 dwellings, public open space, play areas, and associated infrastructure on Phase 2a (ref. 190914). The application was approved 19th July 2024.

Parameter Plans

- 2.11 The hybrid planning application in respect of the areas under the Outline application was supported by a number of parameter plans:

- P18-0963_190 A Land Use Parameter Plan (Phase 2b)
- P18-0963_82P_2-04 Building Heights Parameter Plan (Phase 2b)
- P18-0963_82P_2-02 Access & Movement Parameter Plan (Phase 2b)
- P18-0963_82P_2-03 Open Space Parameter Plan (Phase 2b)

- 2.12 The Land Use Parameter Plan illustrates the proposed distribution of land uses across the masterplan site. It demonstrates that the site comprises a residential-led mixed use scheme alongside larger areas of open space and Suitable Alternative Natural Greenspace (SANG). The Plan also illustrates the location of the primary school land and community facilities alongside indicative proposed attenuation features. The Site falls within an area identified as a residential development parcel alongside areas of open space and proposed attenuation basins.

- 2.13 The Building Heights Parameter Plan sets the parameters for height across the development. Generally taller buildings are located to the north along the railway line boundary and along the Eastern Gateway stretch of the SWDR with lower buildings located within the centre of individual parcels and along the southern boundaries. The Site consists of a range of building heights with taller buildings up to 4 storeys to the north and west and shorter buildings between 2.5 and 2 storeys within the centre of the site and to the south along Waterloo Road.

- 2.14 The Access and Movement Parameter Plan shows the location of the key access routes from the constructed part of the SWDR through the development. It shows the primary access points, existing public rights of way, and indicative alignment of the SWDR from the consented roundabout.

- 2.15 The Open Space Parameter Plan specifies the location of open space, SANG and proposed attenuation basins throughout the development.

3. Pre-application Discussions

- 3.1 The Applicant has sought pre-application advice from the Council and its consultees prior to submission of this RMA. Meetings were held in person with officers on 16th December 2024, 14th January 2025 and 4th February 2025 as part of a Planning Performance Agreement which has provided a project management framework for timely consideration of the proposals at both the pre-application stage and throughout the determination of the RMA. The Applicant has also positively engaged with the Council to discharge a number of conditions for the Site Wide Design Code and Masterplan and the landscape design document which has informed the design and layout of the scheme.
- 3.2 The Applicant has engaged with members of the community through a letter drop to 10 immediate residential and business addresses to the south and south-east of the Site. In total one household contacted the Applicant as part of the letter drop. A virtual meeting was held with the household in November 2024.
- 3.3 The Applicant also contacted local stakeholders including, Wokingham Without Parish Council, Wokingham Town Council, and Wokingham Without Ward Members. Subsequent meetings were held in person with the parish council and an online meeting with the town councillors in November 2024.
- 3.4 The submitted Statement of Community Involvement (SCI) prepared by Marengo Communications sets out the feedback received from local stakeholders alongside the applicant's response to key issues raised through the engagement process. The consultation exercise, along with the engagement with officers at the Council has resulted in a number of amendments to the submitted scheme which are summarised in the SCI.

4. The Proposed Development

- 4.1 This reserved matters application seeks permission for:

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.

- 4.2 This application proposes 215 dwellings, in a mix of private (139 dwellings) and affordable (76 dwellings (35%)). The scheme includes a range of house typologies and sizes, across a variety of tenure types. This includes the provision of family sized dwellings alongside smaller homes. The mix provides a balanced response to local housing needs. The submitted Affordable Housing Scheme addresses the provision of affordable housing in the context of the wider development.
- 4.3 The submitted Design Code Compliance Document prepared by Pegasus fully assesses how the scheme meets the requirements of the approved Design Code and should be read in conjunction with the submitted plans and technical reports.

Layout and Design

- 4.4 The layout for Parcel R10 has been influenced by the Site constraints, the approved access arrangements from the roads, and the retention of key trees and hedgerow features. Through pre-application discussions with the Council the layout includes a strong perimeter structure with all buildings accessed from streets overlooking public areas and open space due to a range of dual aspect and corner-turning dwellings and apartments.
- 4.5 The Site is divided into two distinct neighbourhoods, to the north and south of the consented link road, which follows the development hierarchy set by the parameter plans. Higher density and taller buildings are located to the north and western boundaries of the Site in accordance with the approved Building Heights Parameter Plan. Three-storey apartment buildings are located at key locations overlooking the drainage basins to the west and at the boundary with Parcel R14 to the east.
- 4.6 The main vehicular roads run north to south from the approved link road which leads to minor residential streets and shared streets/surfaces. The Site has a continuous and varied connection of footpaths within and around the periphery of the Site connecting to areas of public open space, play facilities in Parcel R14, and the wider development.
- 4.7 The layout includes areas of public open space which are defined by the approved Parameter Plans and Green Infrastructure Plan. The scheme seeks to retain the majority of the existing trees and hedgerows on the periphery of the Site with new tree planting and landscaping proposed throughout. The scheme also includes rain gardens.
- 4.8 In terms of design, the dwellings will follow the approved Design Code which sets the design parameters for each character area. The Site falls within five-character areas: the Waterloo Edge (CA2(B)) to the north, the Waterloo Core (CA2(A)) in the northern central area, the Main Street (CA1) to the west, the Neighbourhood Residential (CA3) area to the south central, and the Rural Edge (CA4) along the southern boundary adjacent to Waterloo Road. The choice of materials is carefully chosen to ensure smooth transition where character areas meet, whilst also being distinctive enough to create interest in the street scene.
- 4.9 Each dwelling will be provided with rear gardens which meet the separation distances set by the Wokingham Borough Design Guide (2012). Apartments where feasible will have a private balcony/terrace and/or access to communal amenity space.

Housing Quantum and Mix

- 4.10 The application proposes a total of 215 dwellings across a range of 1- and 2-bedroom apartments and 2, 3, and 4-bedroom dwellinghouses. Included in this figure are 76 affordable dwellings (35%). The overall housing mix for market and affordable housing is set out in the table below:

Table 1: Proposed Housing Mix

House Type	Private	Affordable Rent	Shared Ownership	Total
1-bedroom apartments	20	17	0	37
2-bedroom apartments	20	14	0	34
2-bedroom houses	21	10	8	39
3-bedroom houses	71	10	15	96
4-bedroom houses	7	2	0	9
Total	139	53	23	215

Access and Parking

- 4.11 The Site will utilise the approved vehicular accesses north and south of the approved link road which runs west-east through the Site from the southern arm of the William Heelas Roundabout through to Parcel R14 to the east. The consented works seek to change the geometry of Waterloo Road to the south which will now terminate in the south of this parcel. The link road also includes new bus stops for future public transport connections.
- 4.12 Two main roads will head north and south of the link road, connecting to quieter residential streets and shared surfaces. Pedestrian and cycle connections are designed to connect the Site to the adjacent parcels, William Heelas Way, and the wider development.
- 4.13 Car parking has been provided to meet the Council's parking standards. The parking strategy includes a mix of on-plot, on-street, and parking courts commensurate with the relevant character area as described in the Design Code. A total of 408 parking spaces will be provided including 43 visitor and 41 unallocated spaces throughout the development. Some dwellings will also be provided with a garage. Cycle storage is proposed in the form of secure communal stores for each apartment building or sheds for the dwellinghouses.

5. Planning Policy Context

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(6) of the Act that the Development Plan includes *‘the development plan documents (taken as a whole) which have been adopted or approved in relation to that area’*.

The Development Plan

- 5.2 The development plan for Wokingham Borough Council comprises:

- Core Strategy Development Plan Document (January 2010)
- Managing Development Delivery Local Plan (February 2014)

Core Strategy Development Plan Document

- Policy CP1 – Sustainable Development
- Policy CP2 – Inclusive Communities Housing
- Policy CP3 – General Principles for development
- Policy CP5 – Housing mix, density and affordability
- Policy CP7 – Biodiversity
- Policy CP9 – Scale and Location of Development Proposals
- Policy CP21 – South Wokingham Strategic Development Location

Managing Development Delivery Local Plan

- Policy CC01 – Presumption in Favour of Sustainable Development
- Policy CC03 – Green Infrastructure, Trees and Landscaping
- Policy CC04 – Sustainable Design and Construction
- Policy CC05 – Renewable Energy and Decentralised Energy Networks
- Policy CC06 – Noise
- Policy CC07 – Parking
- Policy CC09 – Development and Flood Risk
- Policy CC10 – Sustainable Drainage
- Policy TP05 – Housing Mix
- Policy TB07 – Internal Space Standards
- Policy TB21 – Landscape Character
- Policy TB24 – Designated Heritage Assets
- Policy TB23 – Biodiversity and Development

Other Material Considerations

National Planning Policy Framework

- 5.3 The National Planning Policy Framework (‘the Framework’) (updated in December 2024) sets the Government’s planning policies and how these are expected to be applied.
- 5.4 Paragraph 11 outlines a presumption in favour of sustainable development and for decision-making, this means:

“approving development proposals that accord with an up to date development plan without delay”.

5.5 The Framework identifies at Paragraph 7 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at Paragraph 8 that there are three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective – to help build a strong, responsive, and competitive economy;
- A social objective – to support strong, vibrant, and healthy communities; and
- An environmental objective – to contribute to protecting and enhancing the natural, built, and historic environment.

National Planning Practice Guidance (PPG)

5.6 On 6th March 2014, the Government published the National Planning Practice Guidance (“PPG”). The PPG is a live document that is actively updated to ensure that it remains up-to-date. The PPG is divided into different topic areas, which provide advice and guidance to inform the understanding and approach to implementation of the NPPF.

Emerging Wokingham Local Plan

5.7 The Council are preparing a new Local Plan Update (LPU) which will replace the adopted development plan. The Council last consulted on the proposed submission version of the LPU between September and November 2024. The Site continues to be allocated at a Proposed Strategic Development Location under LPU Policy SS12.

Supplementary Planning Guidance

5.8 The Council has adopted a series of Supplementary Planning Documents (“SPDs”). Of relevance to the Proposed Development are the following:

- South Wokingham Strategic Development Location SPD (October 2011)
- Sustainable Design and Construction SPD (May 2020)
- Borough Design Guide SPD (June 2012)
- Affordable Housing SPD (July 2013)

6. Planning Assessment

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that all planning applications must be determined in accordance with the Development Plan, when taken as a whole, unless other material considerations indicate otherwise.
- 6.2 This section identifies the key issues that are material to the planning balance required in respect of this scheme and presents the case in favour of granting planning permission.

Principle of Development

- 6.3 Policy CP17 and CC02 of the Development Plan identifies the SWSDL as a strategic site to delivery housing for Wokingham. Policy CP21 alongside the SWSDL Supplementary Planning Document (2011) provides a framework for the redevelopment of the Site. In accordance with this Policy, hybrid planning permission was granted in July 2024 for the comprehensive redevelopment of Phase 2b for up to 1,434 dwellings, a two-form primary school, local centre, open and play space, and SANG.
- 6.4 The Hybrid permission was subject to a number of planning conditions. In particular, Condition 3 requires the approval of a Phasing Plan for Phase 2b which has been submitted to the Council for consideration alongside this application. In accordance with the phasing strategy, Phase R10 is proposed for residential use for 215 dwellings including 35% affordable housing. The submission of this RMA for redevelopment of this parcel for residential development contributes positively to the delivery of the hybrid planning permission and the objectives of Policies CP17 and CC02 of the development plan.
- 6.5 Similarly, the proposals contained within this RMA support the aims and objectives of the NPPF, by facilitating the delivery of sustainable development in the Borough that will make an important contribution towards the supply of homes in the Borough. As such, subject to consideration against the other policies in the development plan, the proposals should be considered favourably in line with paragraph 11 of the Framework, which requires such applications to be determined “*without delay*”.

Housing Mix and Quality of Accommodation

Housing Mix, Tenure, and Size

- 6.6 Policies TP05 and CP5 seek to ensure that a range of housing types and tenures are delivered over the plan period to reflect local demands. The adopted Local Plan does not seek to set a requirement for private mix rather requiring developments to provide a balance between the character of the area and projected needs of households. Emerging Policy H1 supports higher densities in sustainable locations in order to make efficient use of land and achieve high quality design.
- 6.7 This application delivers a total of 215 new homes: 139 market and 76 affordable. In line with the S106 the affordable housing is split 70% affordable rented and 30% shared ownership.
- 6.8 Across the parcel, the dwellings are provided as a mix of 1- and 2-bedroom apartments and 2, 3, or 4-bedroom dwellinghouses, as set out in table 1.

- 6.9 The proposed housing mix seeks to provide a variety of housing sizes and types including apartments, detached, semi-detached, and terraced homes in accordance with the S106 and Local Housing Needs Assessment (LHNA). The proposals include a range of smaller sized properties ideal for first-time buyers and young families with larger homes which include study rooms reflecting the needs of home working practises. The range of dwellinghouses include a mix of 2 and 2.5 storey homes which provide a variety of housing options for the Borough as well as encouraging good design practises to aid legibility creating a mixed and well-designed development.
- 6.10 The application is submitted with an Affordable Housing Scheme as required by the S106. This considers the mix, tenure, and design of the affordable housing in more detail. The mix for affordable housing is set by the S106. All affordable dwellings will be designed to ensure that they are integrated with the private market homes, such that they are indistinguishable.

Quality of Accommodation

- 6.11 Policy TB07 and the adopted Borough Design Guide provide criteria by which the design quality of new development will be assessed.
- 6.12 In accordance with Condition 27 all dwellings will comply with Nationally Described Space Standard which is confirmed on the submitted floorplans for each housetype and apartment.
- 6.13 Private amenity space is provided in the form of rear gardens for the houses which meet the required back-to-back distances. In accordance with the recommendations of the Noise Assessment any apartment which is affected by high noise levels is provided with a Juliet balcony and instead will have access to communal amenity space.
- 6.14 All of the dwellinghouses will have private amenity space by way of enclosed rear gardens. These meet the minimum distances set by the Borough Design Guide to prevent overlooking between plots. The apartments are either afforded a private balcony or access to communal amenity space, provided in proximity to the apartment it relates to. Residents will also have access to high-quality open space within the wider development.
- 6.15 Public open space is provided to the west of the Site centred around the proposed drainage basins. The Site will also have access to the open space and play facilities within the rest of the development, for example, a direct footpath link is shown into the adjoining Parcel R14 scheme where a Local Area of Play is proposed. The wider Phase 2b development includes SANG and other areas of strategic open space, with numerous play areas, which can provide residents with alternative locations of recreational open space. Montague Park, which was constructed under Phase 1 to the north of the railway line, also provides more formalised sports facilities.
- 6.16 In accordance with hybrid condition 3 and Policy CP2, 5% of the affordable dwellings will meet M4(2) standards (accessible and adaptable). These are contained within the ground floors of the apartment buildings and meet both the internal and external requirements. 5% of the market housing is also provided as M4(2); these are provided as either apartments or semi-detached dwellinghouses.

Layout and Design

- 6.17 The application follows the design principles set out by the approved Design Code. The Design Code Compliance Statement confirms how the proposals meet the requirements of the Design Code and the Borough Design Guide. Policies CP1 and CP3 require all proposals to provide high-quality sustainable developments.

- 6.18 The scheme proposals have regard to the approved parameter plans which set the developable areas for each parcel as well as the consented application for the SWDR Link Road which secures the location of the main accesses. The Site is effectively divided into two neighbourhoods either side of the Link Road.
- 6.19 The Design Code provides a density strategy for the development which follows the principles of the approved parameter plans. For the Site, higher density of up to 45dph relates to the Main Street and Waterloo Edge character areas in the north and west which will provide definition to the larger streets and provide more dwellings within close proximity to sustainable routes. Within the centre of the parcel is a mid-range density band between 30-40dph which provides an opportunity to create a varied townscape associated with the Waterloo Core, Neighbourhood Residential character areas. This density area provides a transition between the higher and lower densities. Along the southern boundary is the lowest density coinciding with the Rural Edge character area.
- 6.20 The Site achieves an average nett density of 40.7dph based on the developable area, which reflects the approved parameter plans and overall objective to delivery development at density in sustainable locations.
- 6.21 Higher density and taller buildings will be located to the north and western boundary of the Site, which act as key buildings with the Site's boundary to the railway line and William Heelas Way. Through detailed design for this parcel, it became apparent that the northern and western boundaries of the Site will be affected by higher levels of noise than the rest of the site resulting from the railway line to the north and traffic on William Heelas Way from the west. The careful siting of taller apartment buildings in the north will assist with reducing noise for the remainder of the Site, allowing for acceptable external noise levels to be met internally and externally. Apartment buildings are also located either side of the link road at the boundary with Parcel R14 to the east assisting with wayfinding and creating a sense of place. In accordance with the Design Code, Secondary Key Buildings will overlook the drainage basins to the west. These include Block 5, a three-storey apartment building, and plots 1124 – 1136 which consist of two rows of 2.5 storey linked dwellings positioned at an angle to the drainage basin. Corner turning homes are used at all junctions within the site to provide an active frontage and surveillance at junctions.
- 6.22 The main vehicular roads run north to south from the approved link road which leads to minor residential streets and shared surfaces. These streets are identified as Tertiary Streets in the Design Code which will consist of 2m footways and target speeds of 20mph and traffic calming measures to slow vehicle speeds. The Site has a continuous and varied connection of footpaths within and around the periphery of the Site connecting to areas of public open space, play facilities in Parcel R14, and the wider development.
- 6.23 The layout includes areas of public open space as defined by the approved Parameter Plans. The scheme seeks to retain the majority of the existing trees and hedgerows on the periphery of the Site with new tree planting and landscaping proposed throughout. Various footpath connections are shown to connect into Parcel R14 to the east to improve accessibility between the sites. This includes a footpath connection opposite Plot 1044 to connect to future play facilities. The southern part of the Site also fronts onto Parcel R11 to the south-west and will be divided by the new footpath and cycleway connection.
- 6.24 The Site falls within five-character areas: the Waterloo Edge (CA2(B)) to the north, the Waterloo Core (CA2(A)) in the northern central area, the Main Street (CA1) to the west, the Neighbourhood Residential (CA3) area to the south central, and the Rural Edge (CA4) along the southern boundary adjacent to Waterloo Road. The overall design of the dwellings follows the approved Design Code which sets the proposed materials, roof forms, window and door options, and finishes for each character area. The materials are set out in the Design Code but include a range of red and multi-red brick options, white or cream render, tile hanging, and either checkerboard or horizontal brick detailing. Roofs will be finished in either grey, red, or brown roof tiles. Lower order roads will be finished in a mix of grey and red block paving to help delineate quieter streets, with parking spaces identified by varied materials.

- 6.25 Particular attention has been given to the design of the apartment buildings which seek to reflect the character area it falls within whilst also responding to the immediate surroundings. Apartments will be dual aspect with active frontages such as living rooms and main bedrooms fronting onto the public realm.
- 6.26 As such the proposed layout and design of the buildings meet the objectives of the approved parameter plans, the Borough Design Guide and Policies CP1 and CP3.

Access and Highways

- 6.27 Core Strategy Policy CP6 requires developments to provide for a variety of sustainable transport choices alongside appropriate levels of vehicular parking. Proposals should not cause issues or lead to traffic related problems. Policy CC07 likewise requires developments to provide parking provision in accordance with the standards in the Managing Development Delivery Plan (MDDP).
- 6.28 The Site utilises the approved vehicular accesses north and south of the link road. This consent also seeks the closure of Waterloo Road which will terminate in the south of the Site with access into the south part of the Parcel which will be subject to a separate Traffic Regulation Order. The approved link road includes segregated footpaths as well as bus stops for future public transport connections. Within the Site two new Tertiary roads will head north and south within the parcels which will further connect to a series of quieter shared surfaced streets.
- 6.29 The scheme seeks to meet the Car Parking Standards in the MDDP. The Council's parking accumulation table has been submitted with the application which confirms 317 allocated parking spaces either under car ports, tandem spaces or in front of the dwelling it serves. For apartments this includes being within a dedicated private parking court which serves that apartment building. 41 unallocated spaces are proposed across the development designed for use by residents with a total of 43 visitor spaces evenly distributed throughout the Site. 8 garages are provided in addition to the total number of parking spaces. In total there will be a surplus of 10 unallocated spaces which is considered acceptable to prevent on-street parking occurring.
- 6.30 All houses will be provided with an Electric Vehicle Charger either wall mounted or as a pedestal in accordance with Condition 62.
- 6.31 Cycle storage is proposed in the form of secure communal stores for each apartment building or sheds for the dwellinghouses unless the plot is provided with a garage.
- 6.32 The Transport Statement which accompanies the application demonstrates how the scheme has been designed with appropriate visibility splays and vehicle tracking e.g. for fire and refuse vehicles.
- 6.33 All dwellings will incorporate suitable internal and external storage for refuse and recyclable materials in accordance with Condition 7.

Landscaping, Trees, and Biodiversity Mitigation

- 6.34 Policy TB21 requires proposals to retain or enhance the condition, character, and features that contribute to the landscape setting. The Borough Design Guide also sets a landscape framework for new development proposals to consider.
- 6.35 The landscape principles for the proposal are anchored in a strategy of embedding built form elements within a green, landscape setting to complement the local character. The layout respects the approved Open Space parameter plan and Green Infrastructure plan which sets the areas of open space and drainage attenuation basins within the

parcels. The layout retains an existing hedgerow which runs west to east across the Site including a drainage ditch as well as the hedgerows and trees around the periphery of the Site. The layout also includes a number of rain gardens which will act as a form of bio-retention throughout the scheme.

- 6.36 New street trees will be introduced along the main streets and at the corners of junctions as a way to soften the built environment. Front gardens and boundaries between apartments will be enclosed with hedges to demarcate private boundaries. Car parking courts for apartments will be divided with new trees every 3-4 spaces.
- 6.37 The application is supported by an Arboricultural Impact Assessment and Method Statement in accordance with Conditions 12 and 14. The Assessment confirms that only one tree is to be lost to the development to facilitate the pedestrian and cycle connection in the north-eastern corner of the Site.
- 6.38 Whilst the landscape proposals will be approved by a separate application to discharge conditions, it is clear that the landscape proposals have positively influenced the layout of the Site. The proposals demonstrate adherence to the principles set out in the Borough Design Guide and Policy TB21 by contributing to the character of the street environment.
- 6.39 In accordance with Condition 20, the application includes details of the type and location of bat and bird boxes.

Heritage and Archaeology

- 6.40 Policy TP24 supports the conservation and enhancement of designated heritage assets and their setting.
- 6.41 The application is accompanied by a Heritage Technical Note which addresses the historic work undertaken across the development, with a focus on the parcel. The archaeological investigations conducted to-date have established that the Site and the wider development contain a range of features and artefacts spanning multiple periods. The Applicant is seeking to discharge hybrid Condition 25 with a new Written Scheme of Investigation for the parcel.
- 6.42 The submitted report also assesses the impact of the development on the nearby listed buildings, the nearest of which are Lock's Barn (Grade II) and Lock's House (Grade II*) located south of Waterloo Road. The buildings will be visible from the south of the Site, however, to help mitigate the impact on the setting of these buildings, the built form is set back from Waterloo Road with a strong tree planting buffer between the new dwellings and the listed buildings. The assessment concludes that the impact and residual effects to the listed buildings will be minor. Mitigation measures are embedded within the design of the development by a deep landscape buffer and set-back from the southern boundary.

Noise

- 6.43 Policy CC06 of the MDDP requires proposals to address noise impacts to protect noise sensitive receptors. Proposals should seek to mitigate any identified adverse effects.
- 6.44 The submitted Noise Impact Assessment identifies that the Site will be impacted by high noise levels from the railway line to the north and traffic movements along William Heelas Way to the west and the new link road running through the Site. The layout incorporates the taller apartment buildings to the north and western boundaries of the Site as these will shield the rest of the development from the higher noise levels. The internal design of the apartment blocks – whereby dwellings face away from the south-western boundary – will ensure that noise levels within habitable rooms and private amenity areas (such as balconies and private terraces) would fall within acceptable levels. Acoustic glazing and mechanical ventilation will be required at the noisiest elevations.

- 6.45 With regard to external noise levels, one acoustic boundary treatment is required for plots 1139 and 1140, as the gardens face side on to the link road.
- 6.46 With the design and mitigation measures identified, external and internal sound levels would meet the guidance criteria and as such the development of the Site would comply with Policy CC03 of the MDD.

Drainage

- 6.47 In accordance with Conditions 30, 32, 33 and 34(ii) of the hybrid consent, the application is submitted with a Drainage Technical Note which addresses details of the Sustainable urban Drainage Systems (SuDS), surface water drainage works, water quality treatment, and detailed exceedance flow routing plan.
- 6.48 As part of the drainage strategy, it is proposed to provide a series of Sustainable urban Drainage features to collect and attenuate the surface water runoff. The conventional drainage system will work in combination with SuDs such as rain gardens, tree pits, permeable paving, swales, attenuation creates, and detention basin to provide storage and high-quality water benefits. The drainage strategy includes draining to the existing basins within the Site. The proposals therefore accord with Conditions 30 and 33.
- 6.49 The strategy confirms that the surface water will discharge into the existing ditch along the western edge of the Site which then flows through a culvert below the Eastern Gateway ultimately joining the Emm Brook watercourse. No connections to third party land are proposed. The proposals accord with Condition 32. Furthermore, the Strategy includes an exceedance flood routing plan as required by Condition 34(ii).

External Lighting

- 6.50 In accordance with Condition 24 (i and ii) of the hybrid consent, an Overarching Lighting Strategy has been submitted for the entire development. Specific to the development of Parcel R10, is a Lighting Strategy which applies the principles in the Overarching Strategy to the development layout.
- 6.51 The Lighting Lux Plan (ref. A389-R10-RM-121 A) includes demonstrates the location of lighting columns across the Site. The Plan has been reviewed by the applicant's ecology consultant ensure that there would be no negative impacts on wildlife.

Energy and Sustainability

- 6.52 In accordance with Condition 65, an Energy Strategy is submitted which details how the development will achieve a 10% reduction in carbon emissions beyond Part L as well as how the scheme meets water consumption targets.
- 6.53 The Strategy proposes the use of Air Source Heat Pumps for the dwellings for hot water and heating. Each apartment will be equipped with an Air Source Heat Pump cylinder for hot water and panel heaters for heating. This strategy results in a 61.67% reduction in carbon emissions beyond Part L.
- 6.54 The Strategy also confirms that the dwellings will be fitted with water consumption rate of 105 litres per person per day. This is achieved by the installation of water saving fixtures in bathrooms and kitchens.
- 6.55 The application is also supported by a Site Waste Management Plan in accordance with Condition 66.

Planning Assessment

- 6.56 Paragraph 10 sets out the presumption in favour of sustainable development at the heart of the NPPF which, at paragraph 11c), is defined for decision-making as: *“approving development proposals that accord with an up-to-date development plan without delay”*. Paragraph 38 requires LPAs to *“...approach decisions on proposed development in a positive and creative way”* and *“...seek to approve applications for sustainable development where possible”*.
- 6.57 The proposals will positively contribute to the delivery of SWSDL by delivering 215 dwellings including 76 affordable homes. The dwellings are provided in a range of sizes and tenure to suit market requirements for new homes in the Borough in accordance with Policies CP17, CP21, and CC02.
- 6.58 The design, layout, and scale reflect the principles secured under the hybrid planning permission and the approved Design Code. Overall, the proposals will contribute towards the supply of sustainable modern dwellings for the Borough.

Compliance with the Hybrid Decision Notice

- 6.59 This application also seeks to comply with a number of conditions relating to the Hybrid decision notice. These are:

Condition Number	Wording	Response
6	Reserved matters shall demonstrate how the layout of the site and design of buildings conforms to the principles of Secure by Design and the British Parking Association’s Safer Parking Scheme.	The Design Code confirms how the application conforms to the principles of Secure by Design.
7	Each reserved matters shall incorporate suitable internal and external storage for refuse and recyclable materials as appropriate to the development, including at least three bottle banks within the neighbourhood centre (or alternative provision in accordance with the council’s requirements at the time). The storage should be both functional and well-integrated in the development.	The application proposes communal refuse storage for the apartments in dedicated secure bin storage rooms integral with the apartment it serves. For dwellinghouses refuse storage will be in rear gardens. The application is supported by a Refuse Plan which also shows drag distances for operatives and residents.
12	Each application for approval of reserved matters shall be accompanied by an updated Arboricultural Impact Assessment to inform the design of the phase and the landscaping and tree protection details to comply with conditions 14 & 15.	The application is supported by a site-specific Arboricultural Impact Assessment and Method Statement which has informed the proposed layout. The proposals include the loss of 1 tree and hedgerows to facilitate the layout. The proposals include extensive tree and hedgerow planting.
20	The reserved matters for each phase shall include details of the type and location of bat and bird boxes in accordance with strategy established by the Environmental Statement and provision shall be made in accordance with the approved details.	A Bird and Bat box has been submitted with the application.

24(i and ii)	i) The first application pursuant to reserved matters shall be accompanied by an Overarching External Lighting Strategy. The Strategy will balance the safety of the public realm with ecological and amenity considerations, referencing current guidance on lighting mitigation and establishing how light spill on habitats used by foraging and commuting bats will be avoided. ii) The reserved matters for each phase of the development shall include detailed lighting scheme in accordance with the Overarching External Lighting Strategy.	As this application is the first reserved matters application it is supported by an Overarching External Lighting Strategy to meet part i. The application is submitted with a Lighting Lux Plan (ref. A389-R10-RM-121 A Lighting Lux Plans) which details the location for lighting columns and bollards.
27	Each dwelling shall be compliant with the DCLG Technical Housing Standards – Nationally Described Space Standard (March 2015) or any subsequent internal space standards for dwellings that superseded them.	All dwellings meet the Nationally Described Space Standards as set out on the submitted floorplans.
30	Reserved matters for each phase shall include details of SuDS to serve that phase, based on the approved SuDS Strategy. SuDS shall be provided before occupation of the development, it is to serve in accordance with the approved details and the phasing details pursuant to condition 3 and retained thereafter.	The application is supported by a Drainage Statement which confirms how the proposals meet the requirements for Condition 30.
33	Reserved matters for each phase of the development shall include measures for effective water quality treatment (using the methodology set out in the SuDS Strategy and Section 26.7 of the CIRIA SuDS Manual (C753) or any guidance that supersedes it) including phasing and measures shall be provided in accordance with the approved details.	The application is submitted with a Drainage Statement which demonstrates the measures for effective water quality treatment impacted by the proposed development.
34(ii)	Reserved matters shall be accompanied by a detailed exceedance flow routing plan consistent with the approved Strategy.	Plan A389-R10-507 in the Drainage Statement shows the flow routing plan consistent with the approved Exceedance Flow Routing.
40	The reserved matters for any phase of the development which includes noise sensitive premises shall be accompanied by a Noise Mitigation Plan demonstrating how appropriate internal and external noise levels will be achieved. The scheme shall be implemented in full before any noise sensitive premises are occupied and the mitigation measures will be maintained for the duration of the development	The application is submitted with a Noise Impact Assessment which confirms that the development will meet internal and external noise levels.

53	Each reserved matters shall include access details, including visibility splays (for footpaths, cycle paths, private drives and access roads as relevant) and tracking of motor vehicles. Development shall not be occupied or brought into use until access to it has been provided in accordance with the approved plans	The submitted Transport Statement assesses the visibility splays and tracking for various vehicles at all junctions within the Site.
55	Each reserved matters shall include details of car and motorcycle parking in accordance with the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, Design brief pursuant to condition 5 where relevant and the council's policies at the time.	The application meets the Council's car and cycle parking standards. The Councils excel calculator has been submitted with the application to demonstrate compliance. The scheme will include allocated, unallocated, and visitor parking spaces as well as secure and visitor cycle storage.
58	Reserved matters shall include details of cycle parking in accordance with the principles established by the Design and Access Statement (South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement P19-1075_1D December 2020), the Design Code pursuant to condition 4 and the council's policies at the time. No building shall be occupied, and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained for its intended purpose thereafter	
62	Reserved matters for each phase shall be accompanied by an Electric Vehicle Charging Strategy for the phase, including details of on-site infrastructure, the method of charging, the location and installation of charging points and future proofing of the site.	The application is supported by an Electric Vehicle Charging Strategy and an EV Plan which shows the location of all EV chargers. Each property will be provided with a charger.
65 (i and ii)	The reserved matters for each phase of the development shall be accompanied by: i) An Energy Statement demonstrating how development in the phase will achieve at least a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations (at the time of determination of the outline planning permission). ii) Details of how the water consumption targets of 105 litres or less per person per day for new dwellings will be met and statutory requirements for non-residential development of more than 100m2 will be met or exceeded.	The application is submitted with an Energy Strategy which sets out that the Phase will achieve 61.67% reduction in carbon emissions through the use of air source heat pumps for all dwellinghouses and apartment buildings. The report also confirms that the dwellings will meet water consumption targets of 105 litres.
66	Reserved matters for each phase shall be accompanied by a Site Waste Management Plan and development shall be carried out in accordance with the approved details	The application is submitted with a Site Waste Management Plan.

6.60 The application seeks to discharge a number of obligations in the S106. These are:

S106 Schedule	Requirement	Response
Schedule 1, Part 4	As part of the submission of Reserved Matters applications for any Development Zone which includes Affordable Housing Dwellings submit in writing to the Council the Affordable Housing Scheme for that Development Zone for its approval (such approval not to be unreasonably withheld or unreasonably delayed).	The application is submitted with an Affordable Housing Scheme which confirms the split, mix, and tenure of the affordable housing for Phase R10.
Schedule 5, Part 1	Prior to or concurrently with the submission of Reserved Matters applications for each Development Zone which includes Dwellings to submit in writing to the Council for its written approval (such approval not to be unreasonably withheld or delayed) a Detailed Specification in respect of the Amenity Space, Civic Space, Natural and Semi-Natural Green Space and Parks and Gardens (as applicable) for the related Development Zone.	The application is submitted with an Open Space Specification which sets out how the open and amenity spaces will be provided.
Schedule 11, Part 1	On or prior to Reserved Matters Approval for each Development Zone to submit in writing to the Council details of construction costs for the relevant Development Zone and written confirmation of whether the Owners wish to elect to pay the Employment Skills Contribution or discharge the requirements of the Employment Skills Plan for the relevant Development Zone [...] submit to the Council an Employment Skills Plan for the relevant Development Zone to be approved in writing by the Council such approval not to be unreasonably withheld or unreasonably delayed shall not apply save in default of performance and full discharge of the obligations in paragraph 2 of this Schedule.	The applicant has opted to prepare an Employment Skills Plan in accordance with Schedule 11 rather than a financial contribution. The submitted ESP seeks to meet the requirements in the S106.

7. Conclusions

- 7.1 This Planning Statement has been prepared on behalf of Miller Homes in support of an application for reserved matters pursuant to hybrid planning permission 191068. This application relates to Parcel R10 for 215 dwellings.
- 7.2 This application for reserved matters is submitted pursuant to Condition 1 which requires RMAs to be submitted for details of layout, scale, appearance and landscaping. The description of development is:

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

- 7.3 The proposals provide for the first phase of development of an allocated site, which benefits from hybrid planning consent, and would contribute towards the delivery of new homes in the Borough, in a high quality and sympathetic form of design. This planning statement has assessed that the scheme would accord with a number of policies of the Development Plan as well as with the relevant Supplementary Planning Documents, the National Planning Policy Framework. The application also complies with a number of planning conditions, including the Design Code, Masterplan and Landscape Design Statement, and the S106 obligations.
- 7.4 Therefore, in accordance with Paragraph 11 of the Framework and Section 38(6) of the Planning and Compulsory Purchase Act 2004, we request that reserved matters approval be granted without delay.

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