



Land off Watmore Lane, Winnersh – Phase 1

Planning Statement

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1 Introduction

- 1.1.1 Stantec has been instructed by Taylor Wimpey West London (hereafter referred to as 'the Applicant') to prepare and submit a reserved matters application to Wokingham Borough Council ('WBC') in relation to the Land off Watmore Lane, Winnersh (hereafter referred to as 'the Site').
- 1.1.2 The description of development for which reserved matters approval is sought is as follows:
- “Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise)”**
- 1.1.3 The reserved matters application is made pursuant to the outline planning permission (ref: 230208) granted at appeal on 6th March 2024 (ref: APP/X0360/W/23/3331651) and amended by the NMA (ref: 250640) granted on 7th April 2025. The outline planning permission consists of outline permission for “residential development of up to 234 homes with all matters reserved except access from Maidensfield”. It therefore established the principle of residential development on the Site and the access from Maidensfield. A Non-Material Amendment (ref: 250640) to alter the wording of planning conditions to allow for phasing of the outline planning permission was granted on 7th April 2025. This reserved matters application relates to the northern part of the Site (the application site), also known as Phase 1, which is subject to the outline planning permission.
- 1.1.4 This application submission follows an earlier Reserved Matters application relating to Phase 1 of the same outline permission (ref: 230208). The difference between the two submissions is limited to a change relating to a single plot. The amendment is as follows:
- Plot 109 has changed from a 4 bed PH4C to a 3 bed PH3A.
- 1.1.5 The outline planning permission contains a Grampian planning condition (20) which sets out that no more than 111 dwellings can be commenced until details of a secondary access are submitted and approved by the Council. The access from Maidensfield was approved as part of the outline planning application. This phase 1 reserved matters application includes all details necessary for approval of the reserved matters for the northern part of the Site. A concurrent reserved matters application for the southern part of the Site contains details of the proposed southern access point into the Site. The secondary access will be formally agreed through a separate discharge of conditions application and permission obtained for its construction through a separate submission, as necessary.
- 1.1.6 The preparation of this reserved matters application has considered and is in accordance with the relevant policies contained within the Wokingham Borough Core Strategy (2010) and the Wokingham Borough Managing Development Delivery Document (MDD) (2014). The proposed development has also had regard to the emerging Wokingham Borough Council Local Plan Update. It is consistent with national planning policies set out in the National Planning Policy Framework (NPPF) and has had regard to other material considerations.
- 1.1.7 The reserved matters application has also had regard to the Planning Inspector's comments contained in the Appeal Decision (ref: APP/X0360/W/23/3331651). It has been informed by pre-application discussions with WBC. Alongside this, the client has undertaken an in person public consultation event in relation to the proposed development. The client has also written to local stakeholders in advance of submitting the planning application.
- 1.1.8 The Site is enclosed on three sides by existing development with residential development located to the north and west of the Site. It lies within a sustainable location in close proximity to a range of services and facilities located within Winnersh. The Site is identified as a draft allocation within the Council's emerging Local Plan Update.

1.1.9 The purpose of this Planning Statement is to present an assessment of the development against the Development Plan and material considerations. The following documents have also been submitted in support of this application and should be read in conjunction with this Statement.

- Architectural Plans, prepared by ECE;
- Arboricultural Method Statement, prepared by KEEN Consultants;
- Biodiversity Net Gain Report, prepared by CSA Environmental;
- Construction Environmental Management Plan, prepared by CSA Environmental;
- Design and Access Statement, prepared by ECE;
- Drainage Technical Note and drainage plans, prepared by IESIS;
- Transport Statement, prepared by IESIS;
- Landscape Plans, prepared by CSA Environmental;
- Landscape and Visual Impact Assessment Addendum, prepared by CSA Environmental;
- Landscape and Ecology Management Plan, prepared by CSA Environmental;
- Noise Assessment, prepared by Bureau Veritas;
- Statement of Community Involvement, prepared by Cratus; and
- Transport Note and transport plans, prepared by IESIS.

Benefits

1.1.10 As set out throughout this Planning Statement, the proposed development will provide a range of benefits to the area which should be given appropriate weight in the determination of this Application, including:

- The provision of up to 111 much needed homes, with a mix of types and sizes to meet local needs.
- 40% of those homes will be affordable homes, all of which will be adaptable for accessibility needs (M4(2) Building Regulation Standards).
- Total open space provision in excess of policy requirements serving the future residents and the surrounding community.
- High quality areas of landscaped open space to the north and east enhanced to provide a range of character areas and planting, including natural parkland, tree and hedge planting, and wildflower meadows.
- Provision of informal central open space which will feature a Local Area for Play (L.A.P.).
- Provision of a Locally Equipped Area for Play (L.E.A.P.) within the northern area of open space.
- A network of formal and informal paths to better connect surrounding areas and encourage healthy lifestyles.
- Significant Biodiversity Net Gain across the whole Site, well in excess of the minimum 10% Biodiversity Net Gain (BNG) set out in the Environment Act - on-site net gain of over 30% in habitat units, over 25% in hedgerow units and over 10% for watercourse units.
- Ecological enhancements including bat and bird boxes, log piles and hedgehog highways
- Economic benefits – direct and indirect employment during construction and post occupation expenditure.
- Section 106 and Community Infrastructure Levy contributions.

1.1.11 The benefits of the proposed outline planning application were recognised by the Inspector in paragraph 97 – 113 of the Appeal Decision.

Structure of Planning Statement

- 1.1.12 **Section 2.0 (Site and Surrounding Area)** provides a description of the Site and its surroundings.
- 1.1.13 **Section 3.0 (Planning Context)** summarises the relevant planning context and history.
- 1.1.14 **Section 4.0 (Planning Policy)** identifies the relevant national and local planning policies considered to be of relevance to the determination of the application.
- 1.1.15 **Section 5.0 (Proposed Development)** sets out the nature of the reserved matters application, detailing the individual components which, as a collective, form this reserved matters submission.
- 1.1.16 **Section 6.0 (Planning Considerations)** assesses the proposals against national and local planning policies and demonstrates that the development accords with the development plan and has regard to other material planning considerations. The numerous benefits of the proposals are identified which support the grant of planning permission.
- 1.1.17 **Section 7.0 (Conclusion)** draws together all of the issues and considerations outlined in the preceding chapters and sets out a rationale as to why planning permission should be granted for the Development.

2 Site And Surrounding Area

- 2.1.1 The application site is approximately 5.72 hectares in area, with the Site subject to the outline planning permission approximately 11.3 hectares in area. It is strategically positioned between Reading and Wokingham, and lies adjacent to an existing residential area, east of Watmore Lane in Winnersh. The Site primarily comprises open arable and pasture farmland fields, gently sloping toward the Emm Brook on the eastern side of the Site.
- 2.1.2 Residential areas at the eastern edge of the village of Winnersh are located immediately to the north and west of the Site. The access, approved as part of the outline planning permission, will be provided from Maidensfield which is located on the northwestern edge of the development. Maidensfield, in turn provides access to Watmore Lane.
- 2.1.3 The eastern boundary of the Site is formed by mature trees and shrubland as well as the Emm Brook which runs alongside the Site, beyond of which is the A329(M).
- 2.1.4 To the immediate south lies Oak Tree School, a special educational needs and disabilities (SEND) school which opened in September 2023. The school received planning permission on the 9th of September 2021. (application ref: 211772). The SEND school is a single building, of 2 storeys and approximately 7.5 metres in height, and is accessed from Woodward Close. To the south of the school there is open space and allotments. The land to the east of the school and south of the Site is owned by WBC and was subject to an outline application for up to 87 dwellings (application ref: 212404), which included the provision of vehicular access up to the boundary of the application site. However, this application was withdrawn on the 6th November 2023. Beyond these parcels of land to the south is the M4 Motorway.
- 2.1.5 In terms of accessibility, the Site is well-connected to Winnersh, with a range of facilities within short walking or cycle distance from the Site. The Site also benefits from good public transport connections nearby. The nearest bus stops to the Site are located on B3030 Robin Hood Lane and provide frequent services to Reading and Wokingham. The Site is a 10-15 minute cycle journey from Wokingham centre.
- 2.1.6 Winnersh railway station, served by South-Western Railway, is approximately 1 mile to the west of the Site and offers regular services between London Waterloo, Reading, Guildford and Gatwick Airport. The Site is easily accessible from the wider road network, including the M4, A329(M) and Reading Road, which serve key routes to Wokingham, Reading and the Southeast.
- 2.1.7 The Site is a draft allocation within the Local Plan Update: Proposed Submission Plan submitted for examination in February 2025. The Site is known as 'Land off Poplar Lane and Watmore Lane, Winnersh' and is allocated for residential development of approximately 111 dwellings.
- 2.1.8 The majority of the Site is situated within Flood Zone 1 and is at low risk of flooding. A small part of the very eastern part of the Site is classified as Flood Zone 2 and 3, associated with the river Emm Brook. All proposed built development will be located solely in areas which are designated as Flood Zone 1.
- 2.1.9 There are no listed or designated heritage features on or in immediate proximity to the Site. The nearest Conservation Area and Listed Buildings are over 1.5km away from the Site and are entirely screened by the 20th century development of housing and road infrastructure in the immediate area. It is not considered that the proposed development would have any impact on their setting, or by extension the heritage significance. There are no designated archaeological assets within the Site and the Site holds low archaeological potential.
- 2.1.10 The Site is not subject to any ecological designations.

- 2.1.11 There are various trees and groups of trees subject to Tree Preservation Orders (TPOs), trees identified as veteran trees and an area identified as ancient woodland within the Site which are to be retained. These are identified in the Arboricultural Method Statement.
- 2.1.12 There is an Air Quality Management Area (AQMA) either side of the M4 motorway and along part of the A329 where it passes under the M4. The Site is not subject to any other environmental designations.

3 Planning Context

- 3.1.1 This Chapter provides a summary of the planning context and planning history relevant to the Site and the proposed development.

3.2 Planning History

Application reference	Description of Development	Decision	Date
251048	Application to modify the Section 106 Legal Agreement dated 27/02/2024 in relation to planning permission 250640 to enable the phasing of the development with respect to the obligations in the agreement.	Under consideration	
250640	Application for non-material amendment to planning approval 230208 (as allowed by appeal APP/X0360/W/23/3331651) to change the wording of conditions 2, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17, 19 to allow the phasing of the development.	Approved	07/04/2025
230208	Outline planning application for the residential development of up to 234 units, with all matters reserved except access from Maidensfield.	Refused Allowed on appeal	11/08/2023 06/04/2024
222258	Screening Opinion application for an Environmental Impact Assessment for the proposed 250 dwellings with associated access and infrastructure.	Not EIA Development	11/08/2022
173656	Outline planning application with all matters reserved except for access, for a phased residential development of up to 250 dwellings, public open space, landscaping, and associated works	Withdrawn	19/09/2018
O/2013/0434 (132199)	Outline planning application for the residential development of up to 150 dwellings, public open space, landscaping, and associated works. Means of access to be considered.	Refused	16/08/2013

- 3.2.1 Historically, the Site was subject to planning applications prior to its inclusion as a residential allocation in the draft emerging Local Plan. However, the most relevant application for the reserved matters application is the outline planning permission (ref: 230208).

3.3 The Outline Planning Permission

- 3.3.1 Outline planning permission was granted at appeal in March 2024 for residential development of up to 234 units, with all matters reserved except access from Maidensfield (ref: 230208). This is subject to 20 planning conditions and a Section 106 Agreement signed on 27th February 2024.
- 3.3.2 The granting of outline planning permission has established the principle of residential development across the Site, as well as approving the proposed access point from Maidensfield. It also, through the submission of various technical and environmental reports, and review by

relevant Council Officers, established some of the technical and environmental principles for the detailed design of the development.

- 3.3.3 The outline planning application contained a location plan, parameters plan, an illustrative masterplan and a detailed plan showing the proposed site access arrangements via Maidensfield. The parameters plan identified the extent of residential development and open space on the Site and facilitated condition 19 of the outline planning permission which requires a minimum of 3.9ha of open space on the Site, acknowledged as an oversupply of open space against policy requirements by the Inspector. The location plan and access plans were the only plans approved as part of the outline planning permission. The application also contained a full suite of supporting technical and environmental reports.
- 3.3.4 A Non-Material Amendment (NMA) application was submitted on 14th March 2025 to alter the wording of planning conditions attached to the outline planning permission (ref: 230208) to introduce phasing into the outline planning permission. While it was considered that the Grampian Condition (20 – see below) of the outline planning permission introduced an artificial 'phase' into the development, the planning conditions were not drafted in such a way to facilitate the phasing of the development. On 7th April 2025, the NMA application was approved, adding flexibility to the outline planning permission. This allows the reserved matters to be submitted for the whole Site, or in two 'phases', allowing timely delivery of the Site.
- 3.3.5 An application to modify the Section 106 for the outline planning permission was submitted on 30 April 2025 (ref: 251048). This seeks to modify the Section 106 Agreement through a proposed Deed of Variation to ensure consistency with the approved alterations to conditions 2, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17 and 19 under the NMA application. This will allow the planning obligations to be appropriately applied to the different phases of the development.

Planning Conditions

- 3.3.6 The appeal decision for the outline planning application includes 20 planning conditions, several of which are pre-commencement conditions. This reserved matters application contains information pertaining to the discharge of conditions 10, 13, and 14 for phase 1.
- 3.3.7 Condition 3 of the appeal decision sets out that the development shall be carried out in accordance with the submitted location plan and the access plan. No parameters plan was approved as part of the outline planning permission.
- 3.3.8 As such, the starting point for the reserved matters layout has been responding to the Planning Inspector's comments on the outline illustrative site layout and then shaping the layout through subsequent detailed pre-application discussions with the Case Officer. This has led to substantial design evolution of the layout since the outline stage.
- 3.3.9 Conditions 7 and 8 require details for disposing of surface water by means of a sustainable drainage system and a SuDS Maintenance Plan respectively to be submitted and approved prior to the commencement of development of a phase. A Drainage Note is provided to support the reserved matters application, however a separate discharge of conditions application will be submitted to discharge these conditions.
- 3.3.10 Condition 10 requires the submission and approval of an Arboricultural Method Statement, including a Veteran Tree Management Plan before the development of a phase commences. An Arboricultural Method Statement, and a Veteran Tree Management Plan have been submitted with the application to discharge this condition.
- 3.3.11 Condition 12 requires a Landscape Environmental Management Plan (LEMP) to be submitted and approved prior to the commencement of the development of a phase. The reserved matters application contains a LEMP, however a separate discharge of conditions application will be submitted to discharge this condition.
- 3.3.12 Condition 13 requires that details of how the overall development will achieve a biodiversity net gain of 10% for habitats shall be submitted and approved prior to commencement of the

development. In addition, prior to the commencement of development within a phase, a Phase Biodiversity Gain Plan identifying how that phase contributes to the Overall Biodiversity Gain Plan shall be submitted to and approved. An Overall Biodiversity Net Gain Report and a Phase 1 Biodiversity Gain Plan have been submitted with this application to discharge this condition in relation to phase 1.

- 3.3.13 Condition 14 sets out that prior to commencement of development within each phase and concurrently with the layout of a reserved matters application, details of how the specified noise levels will be achieved will be submitted. This is submitted as part of this application to discharge this condition.
- 3.3.14 Condition 16 sets out that a Reptile Mitigation Strategy will be submitted and approved prior to the commencement of development. The Strategy has been submitted and approved as part of a separate discharge of conditions application (WBC reference 251460).
- 3.3.15 Condition 19 sets out that a minimum of 3.9ha of open space shall be provided on site including drainage, swales, infrastructure and play spaces, and that an open space plan shall be submitted as part of the reserved matters. This is provided as part of the application.
- 3.3.16 The signed Section 106 Agreement contains several requirements relevant to the reserved matters application.
- 3.3.17 The first schedule relates to the provision of affordable housing. It sets out that 40% of the Dwellings on the Site shall be provided as Affordable Housing. It provides an indicative mix of tenure and dwelling size of the affordable housing to be provided. It also specifies that an Affordable Housing Plan and an affordable housing mix will be provided to the Council on or before the Reserved Matters Stage. An Affordable Housing Plan has been provided which identifies the location and type of affordable housing provided within this phase, and the affordable housing mix is also shown in a table on page 45 of the DAS. The amount and mix of affordable housing provided across the Site is in accordance with the mix specified in the Section 106 Agreement.
- 3.3.18 The third schedule relates to allotments, open space and play areas. Part 2 sets out that an Open Space Detailed Specification and Management Plan and the Open Space Plan shall be submitted to the Council for its written approval as part of the Reserved Matters in respect of the Site. Part 3 sets out that a Play Area Detailed Specification and Management Plan shall be submitted to the Council for its written approval as part of the Reserved Matters in respect of the relevant part of the Site. The submitted LEMP and landscaping plans contain the details relating to the open space and play area Section 106 requirements.
- 3.3.19 As set out above, an application to modify the Section 106 has been submitted to allow the planning obligations to be appropriately applied to the different phases of the development.

3.4 Pre-application Discussions

- 3.4.1 The Applicant has undertaken extensive pre-application discussions with WBC in the lead up to the submission of the reserved matters applications.
- 3.4.2 An initial meeting was held with the planning officer on 14th May 2024 to discuss the principles of the proposed reserved matters layout, prior to a formal pre-application submission. An inception design document was presented which set out the principles of how the proposed layout would respond to the Planning Inspector's comments in the appeal decision as well as relevant Local Plan policies. The Case Officer was broadly supportive of the approach taken to developing the reserved matters layout, subject to undertaking a more comprehensive review through the pre-application process. The Case Officer confirmed that 2.5 and 3 storey buildings could be acceptable, subject to the design and landscape rationale and landscape impacts and that a contemporary design could work on this site.
- 3.4.3 A Planning Performance Agreement (PPA) was agreed with the Council on 29th May 2024. This set out a programme and meeting schedule for pre-application meetings and responses in

relation to the Reserved Matters proposals, as well as timescales for responding to correspondence and matters following the submission of the planning application.

- 3.4.4 The first pre-application pack was submitted to the Council on 29th May 2024. This included a planning cover letter, draft layout and a design document setting out the principles underpinning the draft layout. The first pre-application meeting was held with the case officer on 13th June 2024. Stantec prepared minutes of this meeting, which were agreed as an accurate record of the meeting by the case officer.
- 3.4.5 During the meeting, the case officer gave a series of comments on the draft layout. The case officer also confirmed that he had reviewed the layout with the strategic development team prior to the meeting. One of the key comments was that the officer was not supportive of the shared surface streets and private drives which were shown through the scheme and that the preference was for intact perimeter blocks. The officer confirmed that some 3 storey apartment blocks would be acceptable, however encouraged the team to consider the most appropriate location for these buildings, particularly in reference to those at the southern entrance and the number of apartment blocks in the central area. The officer confirmed that there were no concerns with the 2.5 storey houses proposed. Other key areas discussed were the form of the central open space and the layout of the south western corner of the scheme.
- 3.4.6 Following the initial pre-application meeting, several sketch options were prepared in response to the comments received. Key changes included stronger perimeter blocks, changes to the central open space and relocation of apartment blocks. One of these options was presented to the case officer at a subsequent meeting on the 21st of June to discuss the evolving site layout prior to the second pre-application submission. The case officer was comfortable with the direction of travel, and the design was progressed on that basis.
- 3.4.7 A second pre-application pack was submitted to the Council on 5th July 2024. This included a planning cover letter, Pre-Application Design Document, Reserved Matters Site Layout, Transport Technical Note and a Drainage Technical Note. The second pre-application meeting was held with the case officer and landscape officer on the 11th of July 2024. Following the meeting, a written pre-application response was issued by the case officer on 24th of July 2024. Key comments related to the central open space, the design of the private drives and the layout of some areas of the proposal. The response confirms that some apartment blocks are accepted but sets out that the buildings should be relocated from the southern edge. General comments in relation to housing mix, landscaping, amenity space, highways and parking, and drainage were also provided.
- 3.4.8 A subsequent meeting was held with the case officer on 26th July 2024 to discuss the pre-application response in more detail. During this meeting the case officer indicated that the preference was for the apartment blocks on the southern entrance to be relocated further into the site, and that the Council is comfortable with increasing the density in the more central parts of the site. Following this meeting sketch options were developed to respond to the comments received.
- 3.4.9 A meeting was held with the case officer on 6th August 2024, where a layout incorporating the relocation of the southern apartments, and some of the specific sketch options were presented. The officer indicated that the shared surface streets and central open space has been improved and was supportive of the change in location of the apartments. There was also support for the central area to be one 'character area' in terms of the design.
- 3.4.10 A meeting was held with the case officer on 6th September 2024 to discuss the submission layout. The case officer indicated that they were broadly comfortable with the layout and the changes made through the pre-application discussions.
- 3.4.11 A drainage response was received on 11th July 2024, in reference to the first pre-application submission. The comments set out key matters that the drainage strategy should address, and these have been picked up in the submitted documentation.

- 3.4.12 A consultation response was received from the Housing Policy Officer on 4th July 2024, however this was a replica of the consultation response received during the determination of the outline planning application. An affordable housing mix has subsequently been set out through the Section 106 Agreement.
- 3.4.13 Meetings were also held with the Planning Officer at the beginning of 2025, relating to the phasing of the planning application to introduce flexibility into the outline planning permission. It was agreed that a Non-Material-Amendment (Section 96a) application would be an appropriate mechanism to amend the planning conditions to allow the phasing of the development, and that the Section 106 would also need to be modified to allow for this. These applications have subsequently been submitted, with the NMA approved on 7th April 2025. The Modification of the Section 106 application was validated on 16th May and is under consideration.

3.5 Summary

- 3.5.1 The reserved matters scheme has been developed with reference to the principles and conditions set out at the outline planning application stage, the comments made by the Planning Inspector in the appeal decision, and relevant local and national planning policy. It has then subsequently evolved in response to the pre-application discussions with the case officer.

4 Community Engagement

- 4.1.1 Community engagement for the scheme has been undertaken to shape the proposals and in general conformity with the overarching objectives of the Localism Act 2011 and the NPPF 2024.
- 4.1.2 WBC formally adopted its 'Statement of Community Involvement' in March 2024. This document sets out the Council's standards for Community Engagement as well as advice for planning consultations.
- 4.1.3 A Statement of Community Involvement has been prepared by Cratus and submitted with this application. The SCI sets out how community engagement was undertaken, together with the findings and how this has been considered within the emerging proposals. A public exhibition was held on 19th July 2024, with a public consultation letter sent out to addresses surrounding the Site. Furthermore, a public consultation website with telephone and emails for enquires has been set up. Letters to stakeholders were also sent out in advance of the submission of the application.
- 4.1.4 The SCI concludes that the community engagement undertaken for this application reflects best practice and is in accordance with the WBC Statement of Community Involvement and the NPPF.

5 Planning Policy

- 5.1.1 This chapter of the Planning Statement identifies the national and local planning policies and guidance considered to be of relevance to the determination of this application. The development proposals accord with all the relevant planning policy guidance relating to the Application Site. This planning application also has regard to Supplementary Planning Guidance (SPG) and Supplementary Planning Documents (SPD) prepared by WBC.
- 5.1.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.
- 5.1.3 For the purposes of this reserved matters application, the Development Plan comprises:
- Wokingham Borough Core Strategy (adopted January 2010) (CS)
 - Wokingham Borough Managing Development Delivery Document (Local Plan) (adopted February 2014) (MDD)
 - Central and East Berkshire Minerals and Waste Local Plan (2023)
 - South East Plan Policy - NRM6 (Natural Resource Management 6)
- 5.1.4 There is no made neighbourhood plan for the area of Winnersh.
- 5.1.5 WBC is preparing a Local Plan Update. WBC submitted the Proposed Submission Plan to the Secretary of State for independent examination on 28th February 2025. Stage 1 hearing sessions took place week commencing 17th November 2025. The draft policies in the Proposed Submission Plan therefore currently hold limited weight.
- 5.1.6 Material considerations include the National Planning Policy Framework (NPPF) (2024); the National Planning Practice Guide (NPPG); the National Design Guide; the Draft Wokingham Local Plan (Regulation 19); the Borough Design Guide and Play Space Design Guide SPD (2012); the Sustainable Design and Construction SPD (2010); the Affordable Housing SPD (2013); and Supplementary Design Guidance.

5.2 Local Planning Policy

Wokingham Borough's Core Strategy (January 2010)

- 5.2.1 WBC's Core Strategy was adopted in January 2010 and sets out where development will occur within the borough to 2026, and includes a range of planning policies relating to housing, retail, employment and community facilities.
- 5.2.2 The policies contained in the Core Strategy that are relevant to the consideration of this application are listed below.
- 5.2.3 **Policy CP1 (Sustainable development)** states that planning permission will be granted for sustainable developments. This includes development proposals that: maintain and enhance the high-quality environment; limit any adverse effects on water quality; ensure the provision of adequate drainage; provide attractive, functional, accessible, safe, secure and adaptable schemes; and reduce the need to travel particularly by car.
- 5.2.4 **Policy CP2 (Inclusive communities)** states that planning permission will be granted to developments that contribute to the provision of sustainability and promotion of inclusive communities.
- 5.2.5 **Policy CP3 (General principles for development)** notes that planning permission will be granted for proposals that meet specific criteria. This includes those that have no detrimental impact upon important ecological, heritage, landscape or geological features or water courses and maintain or enhance the ability of the site to support fauna and flora including protected

species. Proposals must also be of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. Development proposals will be required to demonstrate how they have responded to the criteria of this policy through the submission of Design and Access Statements, clear and informative plans, elevations and street scenes and where required Masterplans, Development Briefs, Concept Statements and Design Code.

- 5.2.6 **Policy CP4 (Infrastructure requirements)** states that planning permission will not be granted unless appropriate arrangements for the improvement or provision of infrastructure, services, community and other facilities required for the development taking account of the cumulative impact of schemes are agreed. This shall be secured by planning obligations or condition if appropriate.
- 5.2.7 **Policy CP5 (Housing mix, density and affordability)** notes that planning permission will be granted for residential developments providing a mix of densities, dwelling types, tenures and sizes. Development proposals of over 5 dwelling or above 0.16 Ha will be required to provide 40% of the net additional units proposed as affordable housing where viable. Minimum percentages of affordable housing sought on site by land type and location are given.
- 5.2.8 **Policy CP6 (Managing travel demand)** emphasises that planning permission will be granted for schemes that provide for sustainable forms of transport and are located where there will be a choice of transport available, mitigate any adverse impacts upon the highways network and improve the existing infrastructure network, enhance road safety and do not cause highways problems.
- 5.2.9 **Policy CP7 (Biodiversity)** states that sites designated as important for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.
- 5.2.10 **Policy CP9 (Scale and location of development proposals)** notes that development should be appropriate in terms of the existing or proposed levels of facilities or services and accessibility at that location. It sets out that development proposals will be acceptable in addition to the strategic development locations within the development limits of the identified major, modest and limited development locations as well as the proposed Science Park.
- 5.2.11 **Policy CP11 (Proposals outside development limits (including countryside))** sets out that development outside of development limits will only be permitted in certain circumstances.
- 5.2.12 **Policy CP17 (Housing delivery)** outlines the housing requirement for the borough for the plan period. Policy CP17 states that provision will be made for 13,230 dwellings in the period 2006-2026.

Wokingham Borough's Managing Development Delivery (MDD) Local Plan (February 2014)

- 5.2.13 Wokingham Borough's MDD Local Plan was adopted in February 2014 and supplements the policies within the Core Strategy.
- 5.2.14 The document begins by setting out ten cross cutting policies, taking forward the principles and policies set out in the Core Strategy.
- 5.2.15 **Policy CC01 (Presumption in Favour of Sustainable Development)** states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay unless material considerations indicate otherwise.
- 5.2.16 **Policy CC02 (Development Limits)** states that permission for proposals at the edge of a settlement will only be granted where they can demonstrate developments are within development limits and respects the transition between the built-up area and countryside.

- 5.2.17 **Policy CC03 (Green Infrastructure, Trees and Landscaping)** notes that development proposals should; provide new or protect and enhance the Borough's Green Infrastructure networks; promote accessibility, linkages and permeability between existing green corridors including public right of way such as footpaths, cycleways 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; and incorporate high quality, ideally, native planting and landscaping.
- 5.2.18 **Policy CC04 (Sustainable Design and Construction)** notes that planning permission will only be granted for proposals that seek to deliver high quality sustainable design and construction and that all development will incorporate suitable waste management facilities.
- 5.2.19 **Policy CC05 (Renewable Energy and Decentralised Energy Networks)** states that planning permission will be granted for proposals that consist of over 10 dwellings that deliver a minimum reduction of 10% carbon emissions through renewable energy and low carbon technologies.
- 5.2.20 **Policy CC06 (Noise)** states that proposals must demonstrate noise impacts have been addressed to protect noise receptors.
- 5.2.21 **Policy CC07 (Parking)** states that planning permission will only be granted where the proposal meets the standards set out within Appendix 2 of the MDD and retains an appropriate overall level of off-street parking.
- 5.2.22 **Policy CC09 (Development and Flood Risk (from all sources))** sets out that all sources of flood risk, including historic flooding, must be taken into account. Development proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. Development must be guided to areas of lowest flood risk by applying the sequential approach.
- 5.2.23 **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. The policy also emphasises that proposals must incorporate Sustainable Drainage Systems (SuDS), where practicable, which meet the long term needs of the development and which achieve wider social and environmental benefits. In addition, the developer must provide clear details of how the proposed SuDS will be adopted and maintained.
- 5.2.24 **Policy TB05 (Housing Mix)** notes that residential developments must provide an appropriate housing mix taking into consideration underlying character of the area and both the current and projected needs of households. Developments should provide an appropriate mix of affordable housing which reflects the Council's Housing Strategy and Affordable Housing SPD.
- 5.2.25 **Policy TB07 (Internal Space Standards)** notes that all new residential units should ensure the internal layout and size are suitable to serve the amenity requirements of future occupiers. The policy sets out minimum standards for this purpose.
- 5.2.26 **Policy TB08 (Open Space, sport and recreational facilities standards for residential development)** provides a list of standards for each type of indoor/outdoor space requirement for residential development.
- 5.2.27 **Policy TB21 (Landscape Character)** states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment (2004) and must retain or enhance the condition, character and features that contribute to the landscape.
- 5.2.28 **Policy TB23 (Biodiversity and Development)** states that planning permission for development proposals will only be granted where they comply with policy CP7 of the Core Strategy and demonstrate how they provide opportunities to incorporate new biodiversity features or enhance existing features, provide appropriate buffer zones between development proposals and designated sites and important habitats or species, and ensure that all developments are ecologically permeable.

- 5.2.29 **Policy TB25 (Archaeology)** states that where development is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

Joint Central and East Berkshire Minerals and Waste Plan (JMWP) (2023)

- 5.2.30 The JMWP guides the level of minerals and waste development needed within central and eastern Berkshire and identifies where developments should go.
- 5.2.31 **Policy DM1 (Sustainable Development)** seeks to ensure authorities work proactively with applicants to find solutions to secure development that improves the economic, social and environmental conditions of the Plan area. Minerals and waste development that conforms with all the relevant policies in this Plan will be approved, unless material considerations indicate otherwise.
- 5.2.32 **Policy M2 (Safeguarding sand and gravel resources)** outlines the criteria in which a non-minerals development in the Minerals Safeguarding Area may be permitted.

Emerging Policy

- 5.2.33 Wokingham Borough Council has been preparing its Local Plan Update for some time. In February – April 2020, the Council consulted on a Draft version of the Plan, followed by a Revised Growth Strategy consultation in November 2021 – January 2022.
- 5.2.34 Between 30th September and 13th November 2024, WBC ran a regulation 19 consultation on its Proposed Submission Plan. Following this, the Local Plan Update was submitted for independent examination on 28th February 2025. The Inspectors submitted their Initial Questions to the Council on 17th April 2025, and hearings are expected to take place in late summer/autumn 2025.
- 5.2.35 Historically, the Site was included as a draft allocation for residential development in both the draft Local Plan consultation document (February 2020) and the Revised Growth Strategy consultation document (November 2021). The land identified as part of the draft allocation at that time, known as 'Winnersh Farms' includes the Site, as well as land now containing Oak Tree School and the land under the Council's ownership to the south east.
- 5.2.36 In Policy H2 of the draft Local Plan consultation document, the Site is identified as part of 'Winnersh Farms' with an identified capacity of 250 dwellings.
- 5.2.37 Within the Revised Growth Strategy consultation document, under Policy H2, the Site was retained as part of the residential allocation known as 'Winnersh Farms', which had an identified capacity of 287 dwellings. With regards to the increase in indicative capacity for the site from the previous document, paragraph 6.11 states that "the indicative capacity of a number of these sites however has been changed to reflect constraints, or opportunities to pursue higher densities".
- 5.2.38 Appendix J of the Revised Growth Strategy consultation document sets out the draft development guidelines for this Site as below:
- *Development should avoid area of high flood risk*
 - *Housing to reflect the character of the surrounding residential area*
 - *Investigate vehicle access opportunities as a minimum from Woodward Close and Maidensfield*
 - *Retain, where possible, onsite mature and protected trees*
 - *Investigate potential noise and air quality impacts from the M4 and A329(M) and provide suitable mitigation measures, such as a suitable buffer*

- *Built development should maintain the natural setting of the Emm Brook and retain a suitable buffer from the watercourse*

5.2.39 These development guidelines are overarching matters to be considered in the design, layout and planning of these areas.

5.2.40 Within the WBC Local Plan Update Proposed Submission Plan, the application site, which has outline planning permission for 234 dwellings is proposed to be allocated through policy SS14, reference SS14.21 (land off Poplar Lane and Watmore Lane, Winnersh) for approximately 111 dwellings. Appendix E sets out development guidelines for sites allocated for residential uses. For Land off Poplar Lane and Watmore Lane, these are as follows:

- Vehicle access to be from Maidensfield in accordance with permission 230208.
- Secondary access to be explored to the south
- Opportunities for woodland planting and hedgerow restoration to be maximised
- That development be contained within Flood Zone 1 and avoids areas potentially susceptible to reservoir flooding and surface water flooding
- That appropriate groundwater monitoring is carried out over the winter months (1 October – 31 March) to inform site development and sewerage
- Development to comply with the requirements of Policy FD3: River corridors and watercourses
- Promote linkages to, and improvement of, the riverside path alongside the Emm Brook

5.2.41 The application site is also now included within the amended boundary of the Winnersh Major Settlement, which has been extended to include the site. Policy SS3 sets out that within major settlements, development proposals in addition to those specifically identified as allocations or areas of change in this plan, will be supported in principle.

5.2.42 Taylor Wimpey submitted representations to the 2024 Regulation 19 consultation in relation to draft policy SS14. These set out that the number of dwellings in the proposed allocation for the Site should reflect the outline planning permission for the Site (234).

5.2.43 Below is a list of relevant draft policies from the draft version of the Plan. Due to the stage of the Plan, these draft policies are considered to have limited weight with regard to these proposals.

- Policy SS1: Sustainable Development Principles
- Policy SS2: Spatial Strategy and Settlement Hierarchy
- Policy SS3: Development within or adjacent to Major and Modest Settlements
- Policy SS10: Meeting our Housing Needs
- Policy SS14: Sites allocated for Residential, including Residential as part of Mixed-use Development
- 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 C1: Active and Sustainable Transport and Accessibility
- Policy C2: Mitigation of Transport Impacts and Highways Safety and 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 H1: Housing Mix, Density and Standards
- Policy H3: Affordable Housing
- Policy FD1: Development and Flood Risk (from all sources)
- Policy FD2: Sustainable Drainage
- Policy FD3: River Corridors and Watercourses
- Policy NE1: Biodiversity and Geodiversity
- Policy NE2: Biodiversity Net Gain
- Policy NE4: Trees, Woodland Hedges and Hedgerows
- Policy NE5: Landscape and Design
- Policy DH1: Place Making and Quality Design
- Policy DH2: Safeguarding Amenity
- Policy DH6: Archaeology
- Policy HC1: Promoting Healthy Communities
- Policy HC4: Open Space, Sports, Recreation and Play Facilities
- Policy HC8: Noise Pollution

5.3 Material Considerations

- 5.3.1 On the 16th December 2025, the Government published a consultation on proposed updates to the National Planning Policy Framework. This consultation period runs until the 10th March 2026. As the document is at a draft consultation stage, the current adopted NPPF (December 2024) remains the materially relevant national policy document. However, should a decision on this application not be made prior to the adoption of the new NPPF version, that new version would take precedent. In that instance, an addendum would be made to this planning statement to reflect any changes relevant to this application.

The National Planning Policy Framework (December 2024)

- 5.3.2 The National Planning Policy Framework (NPPF) was originally published on 27th March 2012, however, has since been subsequently updated in 2018, 2019, 2021, 2023 and 2024. It is a material consideration in determining planning applications and the relevant paragraphs are outlined below.
- 5.3.3 For dealing with planning applications, the policies in the Framework are applied from the date of publication. Therefore, the policies in the December 2024 version of the NPPF will be applied until any new version is published.
- 5.3.4 Paragraph 2 of the Framework states that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.3.5 Chapter 2 (Achieving sustainable development) states that in order to achieve a sustainable development, three overarching objectives need to be pursued mutually in supportive ways. These are economic, social and environmental objectives. The presumption in favour of

sustainable development at the heart of the NPPF is outlined in paragraph 11. This states that for the purposes of decision-taking this means:

“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-date⁸, granting permission unless:

i. the application of policies in this 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 this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

- 5.3.6 Footnote 8 sets out that this includes, for applications involving the provision of housing, situations where: the local planning authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer as set out in paragraph 78); or where the Housing Delivery Test indicates that the delivery of housing was substantially below (less than 75% of) the housing requirement over the previous three years.
- 5.3.7 Chapter 5 (Delivering a sufficient supply of homes), specifically paragraph 61, emphasises the Government’s objective of significantly boosting the supply of homes. Paragraph 78 sets out that Local planning authorities should identify and update annually a supply of specific deliverable sites with an appropriate buffer, sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 5.3.8 Chapter 8 (Promoting healthy and safe communities) is focused on promoting healthy, inclusive and safe communities and beautiful buildings. Paragraph 103 states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
- 5.3.9 Chapter 9 (Promoting sustainable transport) relates to transport issues. It seeks to ensure that potential impacts of development on transport networks are addressed, opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised, appropriate opportunities to promote sustainable transport modes are identified, the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account and patterns of movement, streets, parking and other transport considerations are integrated into the design of schemes.
- 5.3.10 Paragraph 116 states that should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.
- 5.3.11 Chapter 11 (Making effective use of land) states that planning policies and decisions should promote an effective use of land in terms of meeting the needs for homes, whilst safeguarding and improving the environment ensuring safe and healthy living conditions.
- 5.3.12 Chapter 12 (Achieving well-designed places) of the Framework is focused on achieving well-designed places which is a key aspect of sustainable development, creating better places in which to live and work. Paragraph 131 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

- 5.3.13 Paragraph 135 emphasises that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and create places that are safe, inclusive and accessible.
- 5.3.14 Paragraph 136 emphasises the important contribution trees make to the character and quality of urban environments, and can help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.
- 5.3.15 Chapter 14 (Meeting the challenges of climate change, flooding and coastal change) the planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change.
- 5.3.16 Paragraph 170 sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future).
- 5.3.17 Paragraph 173 states that a sequential risk-based approach should be taken to individual applications in areas known to be at risk now or in future from any form of flooding
- 5.3.18 Paragraph 181 states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:
- a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;
 - b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;
 - c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;
 - d) any residual risk can be safely managed; and
 - e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan.
- 5.3.19 Chapter 15 (Conserving and enhancing the natural environment) states at paragraph 187 that planning decisions should contribute to and enhance the natural and local environment, including minimising impacts on and providing net gains for biodiversity. Planning decisions should also recognise the intrinsic character and beauty of the countryside.
- 5.3.20 Paragraph 193 states that significant harm to biodiversity resulting from a development must be adequately mitigated, or, as a last resort, compensated for otherwise planning permission should be refused. Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
- 5.3.21 Chapter 16 (Conserving and enhancing the historic environment) is focused upon the protection and enhancement of heritage assets.

National Planning Practice Guidance (NPPG)

- 5.3.22 The NPPG was first published in March 2014 and, alongside the Framework, provides guidance notes on various matters including biodiversity net gain, design, flood risk and coastal change, housing supply and delivery, natural environment, noise, and open space, sports and recreation facilities and green space.

National Design Guide

- 5.3.23 The National Design Guide sets out the fundamental principles for good design and demonstrates what good design means in practice covering ten characteristics including identity, built form, movement, nature, public spaces, context, Uses, Homes and Buildings, Resources, and lifespan.

Supplementary Planning Documents

Sustainable Design and Construction SPD (May 2010)

- 5.3.24 The Sustainable Design and Construction SPD and Companion Document provide guidance regarding the approach to considering sustainable design and construction of new development, although they are now outdated.

Borough Design Guide and Play Space Design Guide SPDs (June 2012)

- 5.3.25 The Borough Design Guide SPD was adopted to encourage developers to bring forward well-designed developments which complement and build upon the character of that immediate area. It contains specific guidance for development on settlement edges. The guidance states (RD9) that the location and siting of new development on the edge of settlements must be carefully designed to create an edge to the built-up area with a character that relates to the local pattern and incorporates soft landscape to soften the edge of settlements and help integrate housing into its rural setting.
- 5.3.26 The Play Space Design Guide Technical Note is supplementary to the Design Guide and Open Space, Sport and Recreation Strategy. It provides guidance and specific requirements for the design of play spaces within the Borough.

Affordable Housing SPD (July 2013)

- 5.3.27 The Affordable Housing SPD provides further guidance of the Council's approach to securing affordable housing through the planning process.

Supplementary Guidance Documents

- 5.3.28 The relevant SDGs for the proposed development includes:
- Climate Change Interim Policy Position Statement (December 2022)
 - First Homes Interim Policy Statement (January 2022)
 - Parking Standards Calculation Document
 - Highways Development Design Guidance - Living Streets A Highways Guide for Developers in Wokingham (2019)
 - Open Space, Sport and Recreation Facilities Strategy (November 2013)

5.4 Community Infrastructure Levy (CIL)

- 5.4.1 Wokingham adopted its CIL Charging Schedule in February 2015.

5.5 Five Year Housing Land Supply

- 5.5.1 The most recent Wokingham Borough Five Year Housing Land Supply Statement published in August 2025 with the Council's position at 31st March 2025. The statement confirms that the Council can demonstrate a 2.5 year deliverable housing land supply against the Local housing need of 1,316 per annum for the period 1st April 2025 – 31st March 2030. As such, in accordance with paragraph 11 (d) and footnote 8 of the NPPF, the most important policies for determining this application are deemed to be out of date and the 'tilted balance' applies whereby permission will be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a strong reason for refusal or any adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the NPPF as a whole.

6 Proposed Development

- 6.1.1 The description of development for which reserved matters planning permission is sought is as follows:

“Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise)”

- 6.1.2 The principle of development, and access from Maidensfield has already been established through the outline planning permission (ref: 230208). This phase 1 reserved matters application seeks to approve the details of the development's scale, layout, appearance, and landscaping. Condition 20 of the outline planning permission specifies that only 111 dwellings can be commenced until details of the secondary access be agreed with the Council. The details of the secondary access will form part of a later planning submission, with an access point shown as part of the phase 2 reserved matters.

6.2 Housing

- 6.2.1 Phase 1 of the proposed development is for 111 dwellings, and phase 2 is for 118 dwellings, totalling 229 dwellings across the Site. This is in accordance with the outline planning permission, which allowed up to 234 dwellings. The market and affordable homes are split evenly across the two phases to ensure sufficient provision comes forward with each phase.
- 6.2.2 The proposed development contains 40% affordable housing to be delivered across the whole of the Site (92 homes). This is in accordance with the Section 106 Agreement for the outline planning permission and the requirement set out in WBC's Core Strategy. Of these homes, 9 will be affordable rented (10%), 23 will be first homes (25%), 5 will be shared ownership (5%) and 55 will be social rented housing (60%). This aligns with the mix set out in the Section 106 Agreement, with a slightly higher proportion of affordable rented units as they are provided in a single apartment block. The affordable housing is distributed evenly around the site with a mix of houses and apartments. An affordable housing plan is submitted which shows the location of the affordable housing on the site, as required by the Section 106 Agreement.
- 6.2.3 For phase 1, 45 out of the 111 units will be affordable homes which is 40% of the total dwellings on the application site. The affordable housing will comprise the following:

Phase 1 Affordable Housing	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Social Rented	0	9	7	9	25
Affordable Rented	9	0	0	0	9
Shared Ownership	0	0	2	0	2
First Homes	0	9	0	0	9
Total	9	18	9	9	45

- 6.2.4 There will be 137 market dwellings across the whole Site, with a mix of 3 and 4 bedroom houses.
- 6.2.5 The latest research on future demand and housing mix is the Local Housing Needs Assessment 2022 (November 2023). This sets out the following overall need across the Borough for the period 2021-2040.

Number of Bedrooms	Percentage
1 Bedroom	6.3%
2 Bedroom	16.1%
3 Bedroom	42.7%
4+ Bedroom	31.1%

6.2.6 For phase 1, the housing mix will be as follows:

Phase 1 Mix	1 Bed	2 Bed	3 Bed	4 Bed+	Total
Market Housing	0	0	43	23	66
Affordable Housing	9	18	9	9	45
Total	9	18	52	32	111
Percentage	8%	16%	47%	29%	

6.2.7 The mix for phase 1 therefore accords with the latest housing evidence set out in the Local Housing Needs Assessment 2022 (November 2023).

6.2.8 All dwellings are compliant with the Nationally Described Space Standards. The proposed dwellings meet or exceed the sizes required. In accordance with the outline planning permission Section 106, all affordable housing is proposed to be M4 (2) of Building Regulations 2010 (Part M) (Accessible and Adaptable Dwellings) compliant.

6.2.9 The proposed development will provide a mix of dwelling types, tenures and sizes and meets the requirements of both planning policy and the Section 106 Agreement.

6.3 Design Principles

6.3.1 A Design and Access Statement is submitted with the reserved matters application. This sets out the design rationale for the proposed development on the Site as a whole, and for each phase and how the design is consistent with the principles established at the outline planning application stage, as well as relevant planning policy and guidance. It also sets out a detailed overview of how the scheme has developed since the outline planning application stage.

6.3.2 The starting point for the overall reserved matters layout was developing the outline illustrative masterplan to respond to updated constraints and opportunities, and the Planning Inspector's comments within the appeal decision. An initial layout was developed which responded to the Planning Inspector's comments as fully as possible. The layout has undergone further development through the pre-application process and has been heavily shaped by comments received by the case officer. Several pre-application meetings and follow up meetings have been held as set out in section 3, and the case officer has confirmed that the layout is broadly acceptable further to detailed review and comments from consultees at the planning application stage.

6.3.3 The development is landscape-led and responds to the specific context of the site. Key considerations have included the Emm Brook interface, trees and hedgerow around the edge of the site, veteran trees, ancient woodland, trees subject to a Tree Preservation Order, the relationship with existing residential development and schools, a Thames Water sewer easement, noise from the M4 and A329 (M), areas of flood risk to the east, and protected species populations (slow worms). It has also been informed by an assessment of the wider site context in terms of the architectural character and landscape setting.

6.3.4 There are three character areas proposed which have been developed in response to the surrounding architectural character and materials, the urban-rural transitional character of the site as well as the location of the built form in relation to the proposed open spaces and

movement network. The character areas are unified by a contemporary design approach with common materials, architectural styles and detailing giving the development a cohesive identity but providing distinct areas of the site which have their own character.

- 6.3.5 The green edge character area is lower density and primarily consists of larger detached units which provide an appropriate interface with the public open space to the north and east edges of the site. The south western character area is the most prevalent character of the site, and most closely reflects the surrounding character of Winnersh with semi-detached dwellings of traditional form along some of the key movement routes through the site. The central core character area will form the heart of the development and is focused around the central open space and a shared street which provide a key corridor through to the public open space to the east of the site. It provides higher density built form with some taller buildings providing key focal points. Through the pre-application discussions, the case officer expressed support for the central part of the site to be higher density. The materials palette is inspired by the local context of development in and around the site.
- 6.3.6 The majority of the proposed dwellings are 2 storeys, with a small element of 2.5 storey homes, as well as some 3 storey apartment blocks. The appeal decision included comments from the Planning Inspector relating to building heights and expressing the view that taller buildings may not respond to the existing townscape of Maidensfield, albeit acknowledging that it would not be appropriate to replicate Maidensfield. The design team reflected on these comments, however it is considered that providing a variety of building heights and allowing for some apartment blocks provides multiple urban design benefits as well as providing variety of built form and type of accommodation. The approach has been discussed throughout the pre-application process with the case officer. Consistent advice has been received which confirms that an element of 3 storey apartment buildings is acceptable and that the 2.5 storey dwellings are acceptable. In addition, advice has been that higher density development within the central part of the Site is welcomed. Detailed discussions have been held in relation to the location of such buildings and the submitted site layout is the result of these discussions. Taller buildings are located within the 'central core' character area which forms the heart of the scheme and are situated on key locations such as corners and overlooking the central open space to provide landmark buildings which assist with wayfinding. The part of the site that adjoins Maidensfield contains primarily 2 storey buildings has been carefully designed so that it reflects the existing grain of development and preserves a sense of open views through to the Emm Brook to ensure a smooth transition into the new development.
- 6.3.7 To ensure adequate privacy and amenity for existing and future residents, the scheme has been designed to ensure appropriate separation distances and that gardens accord with the standards set out in the Wokingham Borough Design Guide. In particular, careful consideration has been given to the separation distances along the northern and western boundaries where the site is adjacent to residential dwellings, and along part of the western and south western boundaries where the site is adjacent to schools.
- 6.3.8 The site layout has been designed as a comprehensive whole, and both phases will come forward to deliver the full benefits of the outline planning permission. The first phase subject to this reserved matters application includes 111 dwellings which will be accessed from Maidensfield, as well as the northern and central open space, a LAP and a LEAP. The southern boundary for phase 1 is formed by the central open space which is secured as part of this phase, as well as the central shared street which is a key part of the overall scheme. However, once phase 2 of the development comes forward the southern boundary will be formed by the vegetation and tree planting along the edge of the wider Site. Both phases will deliver 40% affordable housing, ensuring compliance with local planning policies and addressing housing needs. In addition, each phase contains the necessary drainage, water, civil and utility infrastructure; pedestrian, cycle and vehicular routes; open space; play areas and landscaping to serve the dwellings within that phase.

6.4 Landscaping and Trees

- 6.4.1 There are several areas of trees in and around the site and many of these are subject to Tree Protection Orders. Areas of trees around the perimeter of the site and a group of trees in the

northern part of the site are subject to Tree Preservation Orders. There is an area of ancient woodland in the north east corner of the site which has a Woodland classification Tree Preservation Order. There are also trees identified as veteran on the Wokingham District Veteran Tree Association register which are located around the perimeter of the site, some of these are not within the site itself, but are closely adjacent.

- 6.4.2 The design has been informed by the retention of existing trees on the site wherever possible, with appropriate separation distances between trees and built form to ensure that they remain important features of the site once the development is complete. The Arboricultural Method Statement and Tree Protection Plan sets out measures to protect the retained trees on the application site, including buffer zones, protective barriers and ground protection. A Veteran Tree Management Plan has also been prepared to set out a management programme for the veteran trees around the site.
- 6.4.3 The landscape design responds to the character of the site including key features such as the trees identified above. It is also informed by relevant policy and guidance as well as the comments in the appeal decision by the Planning Inspector and comments received at the pre-application stage. The application includes a landscape masterplan for the whole site, and soft and hard landscaping plans illustrating the proposed landscaping scheme for phase 1. A Landscape and Visual Assessment Addendum has been prepared which assesses the landscape and visual effects of the proposals and a Landscape and Ecology Management Plan sets out how the landscaping will be managed and maintained. These documents also provide the detail required for the Open Space Detailed Specification and Management Plan, Open Space Plan and Play Area Detailed Specification and Management Plan required by the Section 106.
- 6.4.4 Key parts of the overall layout include a large area of open space within the northern part of the site, which will have a 'parkland' character and incorporates the group of oak trees subject to a Tree Preservation Order. The landscape approach in tandem with the layout also ensures that open views from Maidensfield along to the Emm Brook are a key feature of the scheme. The other large area of open space is along the eastern side of the site. This incorporates buffer zones for the ancient woodland and veteran trees, provides an appropriate interface with the Emm Brook as well as a transition into the more rural area beyond to the east. The eastern open space incorporates the drainage basins which are integral to the drainage scheme for the site but which also provide significant ecological benefits. A central open space forms a key part of the site and this has been designed so that it provides a direct physical and visual link to the large area of open space to the east as well as links into the residential parts of the site. Careful consideration has been giving to the areas of the site which are adjacent to existing residential dwellings and schools, and appropriate boundary treatments and planting are proposed.
- 6.4.5 The central open space and northern open space will be delivered early on as part of the phase 1 reserved matters. This will ensure that existing and future residents will have access to the LAP and LEAP within these areas. Phase 1 also includes the necessary drainage infrastructure including a drainage basin and a pumping station within the eastern part of the application site.
- 6.4.6 The proposed development includes tree-lined streets, including the main secondary road that runs through the site. It also incorporates significant level of trees and 'incidental' landscaping around the site including to enhance the character of shared spaces and parking areas.
- 6.4.7 The proposed planting provides an appropriate mix of native and ornamental planting tailored to the different parts of the site and providing biodiversity benefits.
- 6.4.8 The landscaping scheme provides three play areas within the site, all of which have equipment for slightly different age groups. These are appropriately sited to reflect the amount of supervision required.

6.5 Ecology

- 6.5.1 The ecological baseline of the site has been assessed several times, with CSA Environmental carrying out survey work at the site to inform the outline application. Updated survey work has

been carried out in 2024 in relation to habitats, ground level tree assessment for roosting bats, [REDACTED] and reptiles. A Construction Environmental Management Plan has been submitted which provides details of this reporting as well as the biodiversity protection and mitigation measures to be implemented during construction.

- 6.5.2 The outline planning permission contains a condition requiring details of how the development will achieve an overall biodiversity net gain of 10% for habitats, and how each phase will contribute to the overall net gain for the Site. An Overall Biodiversity Gain Plan and a Phase 1 Biodiversity Gain Plan are submitted as part of the reserved matters application to discharge this condition. This report outlines the baseline habitat condition of the site prior to development, the biodiversity measures that will enhance biodiversity and the post development biodiversity net gain. The submitted Landscape and Ecology Management Plan sets out how the landscaping that will achieve the biodiversity net gain will be managed and maintained and outlines the proposed ecological enhancements for the site.
- 6.5.3 The proposed landscaping scheme has been informed by the ecological characteristics of the site, as well as the landscape character to maximise biodiversity and provide appropriate habitats for wildlife. The ecological enhancements report sets out a range of measures that will be included in the proposed development including bat and bird boxes, insect hotels/bug boxes, log piles, hibernacula and hedgehog highways. There are several shared surface streets which contain significant areas of landscaping and tree planting which provide connectivity through the development to the open space areas. The vegetation along the boundaries of the site will be retained and enhanced and will also provide ecological benefits.
- 6.5.4 A reptile Mitigation Strategy has been submitted separately to discharge condition 14 of the outline planning permission and the proposed site layout and landscaping scheme allows for appropriate measures including the reptile receptor area.
- 6.5.5 The proposed development will achieve a biodiversity net gain of 10% for habitats and will provide a range of ecological enhancements to the site.

6.6 Transport and Accessibility

- 6.6.1 The principle of development of the site from a highways perspective, in terms of the sustainability and accessibility of the location, the vehicular access from Maidensfield, highway capacity and highways safety has been established through the outline planning permission. Permission was granted for the development of up to 234 dwellings as well as access from Maidensfield. The Access Plan (ITB6076-GA-005 Revision H) is an approved plan under the outline planning permission, however no parameters plans relating to access or movement routes through the site were approved. As such this reserved matters planning application provides details of the road hierarchy – the vehicular, cycle and pedestrian routes through the phase as well as details such as the location and level of vehicle and cycle parking.
- 6.6.2 A Transport Note has been prepared by IESIS which sets out the transport approach in relation to the reserved matters application.
- 6.6.3 The development scheme is designed to be a walkable neighbourhood with comprehensive pedestrian and cycle links provided through the site. There is a tree-lined secondary road which runs through the site linking Maidensfield and the proposed secondary access point. This links to tertiary streets and then to shared surface streets and private drives provide more pedestrian and cyclist friendly routes, with a network of streets providing strong links to the public open space at the centre, north and east of the site. The layout allows for effective integration with Winnersh to facilitate safe foot/cycle links with the surrounding area to promote active modes of transport. A tracking exercise has been undertaken which demonstrates that the road layout is suitable for refuse vehicles as well as emergency serviced vehicles.
- 6.6.4 Vehicular parking has been provided in accordance with the current standards for WBC, as calculated by the parking calculator tool. In total, for phase 1 204 allocated parking spaces are provided, with 24 garages and 26 unallocated / visitor parking spaces. Electric vehicle charging is provided for individual dwellings and shared charging points for the apartments. Cycle parking

is provided in line with standards with on plot provision for houses and communal facilities for apartments.

- 6.6.5 Although a secondary access to the Site is not required in terms of highway safety or capacity, a connection point for this access is shown on the submitted site layout for phase 2 to allow for its future provision to improve connectivity of the site. Full details would be submitted as part of a separate planning submission in accordance with condition 20 of the outline planning permission.

6.7 Flooding and Drainage

- 6.7.1 According to the Environment Agency's (EA) mapping, the majority of the Site is within flood zone 1 and is at low risk of fluvial flooding. A small area of the site adjacent to the Emm Brook is within flood zones 2 and 3.
- 6.7.2 A Flood Risk Assessment was submitted as part of the outline planning application, and the in-principle flood risk and drainage matters were assessed and approved at the outline planning stage. The outline Flood Risk Assessment included hydrological modelling, which provided more accurate and detailed mapping of the projected flood extents than the EA mapping. This demonstrated that the EA's mapping overestimated the extent of the flood zone. The mapping informed by the modelling is shown in figure 5-1 of the Outline Flood Risk and Assessment (Appendix 7 to the Drainage Note). Based on this modelling, a conservative design flood level for the site was set at 41.42m AOD, and all built development is set above this level. All built form is located within flood zone 1. Neither the LLFA nor the EA objected to the outline planning application, flood risk was not a reason for refusal and it was not a main issue considered by the Inspector through the Inquiry. It is considered that the matter of flood risk has been agreed.
- 6.7.3 The outline planning permission contains two pre-commencement planning conditions relating to drainage. Condition 7 requires a surface water drainage strategy to be submitted and condition 8 requires a SuDS Maintenance Plan. A Drainage Note is submitted to support the reserved matters application and should be referred to for full details of the drainage strategy.
- 6.7.4 The proposed SuDS have been designed so that they form part of a system of integrated landscape, biodiversity enhancement and drainage features. The SuDS system includes swales and attenuation ponds which are located within the open space areas of the development. The proposed drainage strategy is designed in accordance with the principles set out at the outline stage and demonstrates that the proposed development can be drained effectively. The drainage strategy has been designed so that it can function independently to serve phase 1, and as a whole when phase 2 comes forward.

7 Planning Considerations

7.1 Principle of Development

- 7.1.1 The principle of development on the site has been established through the outline planning permission (planning application reference: 230208, appeal reference: APP/X0360/W/23/3331651) granted on 4th March 2024. Planning permission was granted for:

“Residential development for up to 234 units, with all matters reserved except access from Maidensfield”

- 7.1.2 Outline planning permission is therefore in place for residential development of up to 234 dwellings on the site, as well as the provision of access to the site from Maidensfield.
- 7.1.3 The appeal decision contains 20 planning conditions, and condition 3 sets out the approved plans. This includes the location plan (January 2023) and the access plan (ITB6076-GA-005 Revision H). The reserved matters application is in accordance with these plans. No parameters plans were approved as part of the outline planning permission and therefore the reserved matters scheme has been developed with reference to relevant local and national planning policy, the Inspector’s comments within the appeal decision, the extensive pre-application discussions which have been undertaken and the general principles established at the outline stage.
- 7.1.4 The submitted parameters plan for the outline planning application identified the extent of residential development and open space on the Site and facilitated condition 19 of the outline planning permission which requires a minimum of 3.9ha of open space on the Site. This was acknowledged as an oversupply of open space against policy requirements and as a benefit of the development by the Inspector.
- 7.1.5 The provision of access from Maidensfield was agreed at the outline stage and this is unchanged and in accordance with the approved access plan. Full remaining details of this access will be submitted in accordance with condition 4 prior to the commencement of development.
- 7.1.6 Condition 20 of the appeal decision sets out that no more than 111 dwellings shall be commenced until the details of a second vehicle and pedestrian access are required to be submitted and approved by the local planning authority. This reserved matters application is for 111 dwellings (phase 1). The proposed access point for the secondary access is shown as part of the phase 2 reserved matters application. Further details will be submitted in accordance with condition 20 and would be subject to a separate submission.
- 7.1.7 The site is a draft allocation in the WBC LPU Proposed Submission Plan 2023-2040 (September 2024). The site ‘Land off Poplar Lane and Watmore Lane, Winnersh’ (reference SS14.21) is proposed to be allocated for approximately 111 dwellings. Appendix E sets out site specific development guidelines for the site allocation that should be considered. The site has previously been identified as part of a larger allocation including land to the south as a draft allocation known as ‘Winnersh Farms’ in the WBC Draft Plan (February 2020) and the WBC Revised Growth Strategy Consultation (November 2021) for 250 and 287 units respectively.
- 7.1.8 This reserved matters application seeks permission for the details relating to the appearance, landscaping, layout and scale of the phase 1 development of 111 dwellings. The details of the proposed development are set out in section 5 above and this section sets out how the reserved matters accords with the development plan and other material considerations.

7.2 Housing Mix

- 7.2.1 The reserved matters application is for 111 dwellings. This includes 66 market dwellings and 45 affordable dwellings.

- 7.2.2 Policies CP5 of the Core Strategy and TB05 of the MDD require that residential development provide a mix of dwelling types, tenures and sizes and sets out the requirements for the provision of affordable housing. Policy TB07 of the MDD sets out the internal space standards for residential units.
- 7.2.3 The proposed housing mix is set out in section 5 above. This has been prepared with reference to the Local Housing Needs Assessment 2022 (November 2023) which is the most recent assessment of housing mix and broadly accords with the mix set out in this document, with the emphasis on 3 and 4 bedroom family dwellings.
- 7.2.4 The provision of affordable housing was agreed at the outline planning stage and is set out in the Section 106 Agreement. This specifies that 40% of the dwellings on site will be provided as affordable housing. The reserved matters for phase 1 includes provision of 45 affordable dwellings in accordance with this requirement, including social rented, affordable rented, first homes and shared ownership. The Section 106 also sets out an indicative tenure and size mix for the affordable housing, and the proposed affordable housing complies with this mix. All of the affordable housing will be M4 (2) compliant as per the requirements of the Section 106. The location of the affordable housing is shown on the affordable housing plan, and this is distributed evenly across the site.
- 7.2.5 The proposed houses and flats all meet the nationally described space standards which is appropriate for the development.
- 7.2.6 The proposed development will provide a range of housing types and an appropriate amount of affordable housing in accordance with policy CP5 of the Cores Strategy and TB05 of the MDD the requirements of policy and as per the Section 106 Agreement. The housing will be of appropriate internal layout and size and therefore in accordance with policy TB07 of the MDD.

7.3 Design

- 7.3.1 The design of the reserved matters scheme, including the appearance, layout and scale of the proposed development has been developed with reference to local design policies and the Borough Design Guide, the principles established through the outline planning permission and the Inspector's comments in the appeal decision, as well as comments received through the pre-application process. The Design and Access Statement sets out the design rationale for the proposed development in detail and section 5 provides an overview of the proposed design.
- 7.3.2 Policy CP3 of the Core Strategy sets out general principles that development proposals are required to respond to, including being appropriate to the surrounding area and being of high-quality design.
- 7.3.3 Several significant changes to the layout have been made since the outline planning stage, building on the illustrative masterplan submitted as part of that application to respond to comments made by the Planning Inspector in the appeal decision, as well as comments received at the pre-application stage. These are set out in full in the Design and Access Statement.
- 7.3.4 The layout of the proposed development has been designed with a detailed understanding of the site context and key existing features. It aligns with the principles of the National Design Guide, focusing on creating a safe, inclusive, and interactive environment. The public open space is provided at the northern and eastern edges of the site to make best use of existing features such as the Emm Brook and trees and to enable a transition to the countryside beyond to the east. The central area of open space provides a link to the larger areas of open space and forms the heart of the development, easily accessible and surrounded by areas of slightly higher density which provides strong activation and surveillance. A clear network of movement routes is provided with a tree-lined secondary road forming the main route through the site, with tertiary roads providing access to areas of housing. Shared surface streets and private drives will form lower trafficked areas of the site and provide significant potential for high quality landscaping. The shared surface streets are a key feature of the layout providing a transition to the more rural edge of the Site. The houses and apartment buildings are positioned to provide

good relationships with the movement network, open spaces and each other and appropriate amounts of private amenity space are provided.

- 7.3.5 The appearance of the development relates to many interconnected aspects of design including architectural style, materials, decoration, lighting, colour and texture. An assessment of the architecture of the surrounding area was undertaken to inform the architectural approach to the proposed development. The design approach is contemporary, but with materials and styles inspired by the surrounding area thereby providing the new community with its own character that also feels part of Winnersh. Three character areas are proposed each with individual characteristics but with common styles and materials running throughout the development. Particular care has been taken with regards to designing buildings which form part of key views or are located on corners. Both phase 1 and phase 2 contain buildings within all three character areas.
- 7.3.6 The scale of the development takes reference from the surrounding area while also incorporating important urban design principles to ensure a contemporary, high-quality development that makes use of the full potential of the site in accordance with the outline planning permission. A range of dwelling types and sizes are proposed, ensuring variety through the scheme. Around the northern and eastern edge there are primarily larger detached, 2 storey dwellings forming the rural edge to the development. The central core character area - around the central open space and the secondary road, as well as the western shared space contain some 2.5 and 3 storey buildings providing a level of density to the central part of the scheme. The inclusion of some 2.5 and 3 storey buildings was discussed with the planning officer at the pre-application stage and is considered acceptable. The south western quarter is strongly reflective of the existing scale of Winnersh, containing mainly semi-detached dwellings and with the majority 2 storey. As set out above a mix of 3-4 bedroom houses and 1 and 2 bedroom apartments are provided which creates a range of building sizes.
- 7.3.7 Phase 1 contains key areas of the overall scheme including the main entrance street leading from Maidensfield, the northern area of parkland with the LEAP, the northern part of the main spine road, the central open space with the LAP, the majority of the western tertiary road and part of the central shared street including two of the four apartment buildings.
- 7.3.8 The appearance, layout and scale of the development was a key element of the discussions which took part at the pre-application stage and reflect these discussions. The design has been developed in close collaboration with the Case Officer.
- 7.3.9 Overall, the proposed development therefore is of high-quality design that accords with the design principles set out with policy CP3 of the Core Strategy.

7.4 Landscaping

- 7.4.1 Policy CC03 of the MDD sets out how development should protect and integrate green infrastructure, trees and landscaping. This includes providing new green infrastructure, protecting and enhancing existing green infrastructure, integrating development with adjoining public open space or countryside, protecting existing trees, hedge and other landscape features and incorporating high quality planting and landscaping. Policy TB21 of the MDD sets out that proposals shall retain or enhance the condition, character and features that contribute to the landscape and address the requirements of the Council's Landscape Character Assessment. Policy CP3 sets out general principles for development which include having no detrimental impact on important landscape features or water courses, maintaining or enhancing the ability of sites to support fauna and flora, and providing open space.
- 7.4.2 The landscape and visual impact of the outline planning application scheme was assessed during the Inquiry and within the appeal decision. The Inspector made several specific comments in relation to the landscape impacts of the proposal, and the detailed landscape design responds to these comments. Overall, with regards to landscape character and visual amenity of the countryside, the Inspector sets out:

“...the urban context, contained visual impact and scope for some mitigation through design, including a large open space and further planting, means the overall effect would not be of a high order. The impact would be moderate adverse.”

7.4.3 Later the Inspector states:

“I am satisfied a scheme could come forward which could successfully integrate with the townscape and settlement pattern of Winnersh by being suburban with a leafy settlement edge character”

7.4.4 Although the Inspector found some landscape harm, they considered that this and other adverse impacts would not significantly and demonstrably outweigh the benefits of the outline planning application when assessed against the policies in the NPPF taken as a whole. Nonetheless, the detailed landscaping proposals have taken the Inspector's comments into consideration and sought to address these wherever possible. The Landscape and Visual Assessment Addendum sets out how the reserved matters proposals have been developed to respond to the Inspector's comments and concludes that there would be no significant effects on views from the surrounding area or material impact on the setting of the wider landscape or perceived separation between Winnersh and Wokingham.

7.4.5 The reserved matters application includes a comprehensive landscaping scheme which is illustrated on the submitted landscape masterplan, hard and soft landscaping plans, play area plans and planting specification. The Landscape and Ecology Management Plan sets out how the proposed landscaping will be managed and maintained. The plans and reports provided through the reserved matters application allow officers to assess the landscaping details of the scheme including boundary treatments, tree and vegetation planting, earthworks, private amenity areas, public open space, play areas and other amenity features.

7.4.6 The existing landscape features of the site and surrounding area have been incorporated and retained within the development. The overall design and layout of the reserved matters has been informed by features such as trees and hedgerows, woodland, topography, the Emm Brook and the M4 and A329 (M). As set out in section 7.6 the trees and hedges are retained wherever possible and appropriate protection measures incorporated, including the required buffers to the veteran trees and ancient woodland.

7.4.7 The overall landscape masterplan illustrates that there are two main areas of open space integrated within the proposed development, the area in the northern part of the Site, and the area in the eastern part of the site. In addition, the central area of open space provides a focus point for new residents with a landscape link out to the eastern area of open space and the wider countryside beyond. Overall, there is 2.145 hectares of open space provided in phase 1 with 4.167 hectares provided across the wider Site. This is in accordance with condition 19 of the outline planning permission. A network of formal and informal paths through the development, into and within the open space allow people to easily access and enjoy these areas.

7.4.8 Early in the design development for the Site, it was identified that providing an area of open space within the northern part of the Site would allow the group of Oak trees subject to a TPO to become a key landscape feature, while allowing them to be adequately protected. It also provides a high-quality entrance into the Site, an area of space which existing residents within Maidensfield can easily access and a physical and visual connection to the Emm Brook to the east. This area has been enhanced at the reserved matters stage, as the housing proposed in this area as part of the illustrative outline layout has been removed in response to the Inspector's comments within the Appeal Decision. This means that there is a full landscaped corridor and visual connection or 'vista' from Maidensfield across to the Emm Brook. This area has a 'parkland' character with clusters of retained and new trees set within grassland meadow. The trees and vegetation along the northern boundary are retained and enhanced. The street which runs east from Maidensfield is tree lined, with large front gardens and dwellings set back from the road to create the sense of transition between the more urban area to the west and south and the more rural area to the east. This area is part of the phase 1 reserved matters.

- 7.4.9 The eastern area of open space, which is an extension of the northern open space has also been a longstanding landscape design feature of the proposed development. The provision of open space in this location allows the transition to the Emm Brook and countryside to the east, while allowing the retention of trees and woodland with appropriate buffers in this area and avoiding building on areas of flood risk. This area contains the drainage basins which form part of the drainage strategy for the Site. The phase 1 reserved matters includes the northern part of this open space which incorporates the ancient woodland and one of the attenuation basins. The planting reflects the drainage features and proximity to Emm Brook.
- 7.4.10 The central area of open space has been developed through extensive discussions at the pre-application stage. It forms the 'heart' of the development, with a green link into the more extensive open space to the east and will enable future residents to feel a close connection to the green infrastructure which forms an integral part of the development. The provision of a LAP in this area will ensure that it is a focal point for future residents and a place with significant recreational activity. This will be delivered as part of the phase 1 reserved matters and will form the edge of phase 1, prior to phase 2 being developed.
- 7.4.11 To the north, south and west, the existing trees, hedge and vegetation along the edges of the wider Site will be retained and supplemented to ensure appropriate boundary treatments between new and existing development. A close boarded fence will also be to provide a secure boundary treatment along the western boundary.
- 7.4.12 Throughout the development, there is a significant amount of tree planting, with tree lined streets and feature trees. In addition, the majority of the dwellings will have hedges as boundary treatments, enhancing the 'green' feel of the scheme. Hard and soft landscaping is used to delineate the different character of the spine road street, secondary streets, and private drives, and the architectural character areas of the development. The planting scheme provides a mix of native and ornamental planting which reflects the character of different parts of the site and provides biodiversity benefits.
- 7.4.13 Private amenity space in the form of rear gardens for every dwelling, and communal amenity areas for the apartments are provided. The public open space is located at key location so that every resident has easy access to it. The private gardens are in accordance with standards set out in the WBC Borough Design Guide SPD.
- 7.4.14 Three areas of play will be provided as part of the overall development. A Local Area of Play (LAP) forms part of the central open space which forms the 'heart' of the development, a Local Equipped Area for Play (LEAP) is provided within the northern parkland area of the Site close to Maidensfield, and a Neighbourhood Equipped Area for Play is provided within the eastern open space. The LAP and LEAP will be provided as part of this phase 1 reserved matters, with the NEAP following as part of the phase 2 reserved matters. The delivery of the LAP and LEAP as part of the first reserved matters will benefit existing and future residents as these will be available for use early on in the development. The type and location of these play areas was discussed with officers at the pre-application stage.
- 7.4.15 The landscape design builds on the proposals put forward at the outline stage. It has been informed by the context of the Site and its existing features, the Inspector's comments in the Appeal Decision, pre-application discussions, and local and national planning policy and guidance. The phase 1 reserved matters will provide a sufficient amount of public open space and play areas in appropriate locations across the Site, contain appropriate private amenity spaces, deliver high quality hard landscaping to delineate movement routes, parking and boundary treatments, and provide soft landscaping with a range of planting including new trees. Overall, the landscaping proposals retain and integrate existing landscape character and features and deliver high quality landscape-led scheme in accordance with the character of the site and surrounding area.

7.5 Trees

- 7.5.1 The trees and hedges on the Site are primarily located around the edges and are retained within the proposals wherever possible. There are several trees and groups of trees subject to Tree

Protection Orders (TPOs) around the borders of the site and within the northern part of the Site. There are trees identified as veteran trees within the north eastern and south eastern corners of the Site, and a small area of ancient woodland within the north eastern corner of the Site. The TPOs, veteran trees and area of ancient woodland are shown on the submitted Tree Protection Plan.

- 7.5.2 Policy CC03 of the MDD relates to green infrastructure, trees and landscaping and states that development proposals should protect and retain existing trees, hedges and other landscape features. Policies CP1 and CP3 of the Core Strategy set out that development proposals should maintain or enhance the high quality of the environment and important landscape features.
- 7.5.3 Planning condition 10 of the outline planning permission requires the submission and approval of an Arboricultural Method Statement, including a Veteran Tree Management Plan prior to development. Condition 11 sets out that no trees, hedges or shrubs retained as part of the development should be damaged or removed and any that are, should be replaced with similar species and size. An Arboricultural Method Statement, Tree Protection Plan and a Veteran Tree Management Plan are submitted as part of this application and discharge of condition 10 is sought for phase 1.
- 7.5.4 The development proposals for the reserved matters are designed to retain existing hedgerow and trees as far as possible in accordance with the outline planning permission. The submitted landscaping plans illustrate how areas of existing hedgerow and trees will be supplemented with additional planting and identifies new tree and hedge planting across the Site. Limited tree removal is required to create the access point from Maidensfield into the site. Along the western boundary of the Site, all of the trees will be retained, but limited scrub and vegetation will be cleared along the boundary to create the garden areas for dwellings along the western part of the Site. The paths and drainage basins in the north eastern and south eastern corners of the Site have been designed to fall outside of the appropriate buffers of the veteran trees and ancient woodland in these locations.
- 7.5.5 The Arboricultural Method Statement identifies the measures that will be taken to avoid unacceptable impact on trees within phase 1 and the Veteran Tree Management Plan sets out specific measures for the identified veteran trees on the Site.
- 7.5.6 The proposed development therefore appropriately retains and protects trees and complies with policy CC03 of the MDD and policies CP1 and CP3 of the Core Strategy.

7.6 Transport and Accessibility

- 7.6.1 Policies CP4 and CP6 of the CS relate to the provision of necessary infrastructure and managing travel demand of developments. Policy CP1 and CP3 of the CS set out that permission will be granted for functional, accessible, safe, secure and adaptable schemes and those which demonstrate how they support opportunities for reduced and non-vehicular travel.
- 7.6.2 A Transport Note accompanies this reserved matters application and sets out the detailed transport matters in relation to the scheme including provision of vehicle and cycle parking, road hierarchy, internal road design, vehicle tracking and waste strategy.
- 7.6.3 The principles of the transport and accessibility of the Site have been established through the outline planning permission. A Transport Assessment and Travel Plan accompanied the outline planning application and assessed the transport implications of the scheme, including the suitability of the proposed site access arrangements in safety and capacity terms and the accessibility of the Site.
- 7.6.4 The Planning Inspector made several key conclusions in relation to transport in the appeal decision as highlighted in the submitted Transport Note. Notably, they concluded that the site would integrate satisfactorily with existing pedestrian and cycle routes, that the site offers opportunity for sustainable travel, that the impacts from the development fall below the 'severe' test in the NPPF and that the access from Maidensfield would be safe and suitable in highway terms (as per the Statement of Common Ground between the Applicant and Highways

Authority) The outline planning permission secured consent for the site access from Maidensfield, with full details of this access to be provided and approved as per condition 4.

- 7.6.5 The Site will be accessed from Maidensfield, with a secondary access to the Site provided to the south of the phase 2 development. An appropriate network of routes through the Site is provided, with the main access through the Site in the form of a tree lined secondary road which links the two access points and runs past the central open space. Tertiary roads connect from this main route, with shared surface streets providing the main links to and interface with the public open space to the east of the Site. There are a limited number of private drives which serve a low number of properties. The movement network for phase 1 allows all of the properties in this phase to be appropriately accessed and can operate effectively for phase 1 in isolation, and for the development as a whole when phase 2 is developed. The road hierarchy allows for appropriate access for refuse and emergency vehicles and tracking is provided for these vehicles.
- 7.6.6 Overall, the proposed development meets provides an appropriate movement strategy through the Site, meets highways design standards and can be accessed safely by vehicular and non-vehicular modes. It therefore complies with policies CP1, CP3, CP4 and CP6 of the CS.

7.7 Parking

- 7.7.1 Policy CC07 of the MDD relates to parking and states that proposals must meet the standards set out in Appendix 2 of the MDD. The Council has a 'Parking Demand Calculation Sheet' which has been used to calculate appropriate provision of parking. This was also discussed at the pre-application stage.
- 7.7.2 In total 254 residential car parking spaces will be provided across phase 1, with 204 allocated parking spaces, 24 garages and 26 visitor/unallocated spaces. Parking is provided primarily on driveways, with a limited amount of frontage parking and parking courts for the apartment buildings. Vehicular parking is well related to the dwellings it serves. Visitor spaces are distributed evenly around the Site. Garages are also provided for the four-bedroom dwellings.
- 7.7.3 EV charging is provided across the Site, with one space per house and shared points for apartments.
- 7.7.4 Cycle parking is provided via garages or garden stores for houses, and through communal cycle stores for the apartments.
- 7.7.5 A policy compliant level of vehicular and cycle parking is provided in accordance with policy CC07 of the MDD.

7.8 Flooding and Drainage

- 7.8.1 Policies CC09 and CC10 of the MDD seek to ensure that development takes into account national policy in relation to flood risk, avoiding development in areas at risk of flooding and that appropriate drainage strategies can be implemented as part of development proposals.
- 7.8.2 A Flood Risk Assessment, prepared by SLR was submitted with the outline planning application. All of the proposed built development is located within flood zone 1. The Local Lead Flood Authority did not object to the outline planning application, flood risk was not a reason for refusal and flood risk was not a main issue discussed during the Inquiry. The Site is a draft allocation in the WBC LPU Proposed Submission Plan submitted for examination in February 2025. It is therefore considered that the principles of the drainage strategy for the Site have been established, and that the development is acceptable in flood risk terms.
- 7.8.3 The outline planning permission contains two pre-commencement planning conditions relating to drainage – condition 7, which requires the submission and approval of a surface water drainage strategy and condition 8, which requires the submission and approval of a SuDS

Maintenance Plan. Details relating to these conditions will be subject to a separate discharge of conditions submission.

- 7.8.4 A Drainage Note has been submitted as part of this reserved matters application which builds on the drainage principles established by the Flood Risk Assessment prepared by SLR. The Drainage Note relates to phase 1 of the development. The drainage strategy has been designed so that it can serve phase 1 in isolation, and then the development as a whole once phase 2 is completed. The drainage strategy incorporates sustainable drainage systems to manage runoff on the Site, and includes swales and attenuation ponds located on the eastern part of the Site. The note also includes the foul water strategy, which includes the provision of a pump station within phase 1. The pump station is located in the optimum position on the Site, meeting the criteria to fulfil its purpose and at a certain distance away from residential properties, while also minimising landscape impacts.
- 7.8.5 The submitted Drainage Note demonstrates that an appropriate and effective drainage strategy can be achieved for the Site which accords with the principles established at the outline planning application stage. The proposed development therefore accords with policies CC09 and C10 of the MDD.

7.9 Noise

- 7.9.1 Policy CC06 of the MDD requires proposals to demonstrate how they have addressed noise impacts to protect existing and proposed noise sensitive receptors from noise impacts.
- 7.9.2 The Site is located in close proximity to the M4 Motorway to the south, the A329(M) to the east and the M4 off-slip connecting the M4 with the A329(M), northbound. Road traffic is therefore a source of noise across the site. An initial Noise Assessment Report was submitted with the outline planning application. This was informed by a sound level survey and the use of a sound propagation model to predict the distribution and level of noise across the Site. This concluded that detailed specification of noise mitigation should be provided at the reserved matters stage, and this is reflected in planning condition 14 of the outline planning permission.
- 7.9.3 Condition 14 states that:
- “Prior to commencement of development within each phase and concurrently with the layout of a reserved matters application for that phase, the applicant shall submit to the local planning authority for written approval, details of how the following internal noise levels will be achieved in living rooms, dining rooms and bedrooms with measures to include adequate cooling and ventilation: Living Rooms and bedrooms (daytime) – 35dB LAeq,16 hours (0700-2300), Dining Rooms 40dB LAeq,16 hour (0700 – 2300), Bedrooms: 30dB LAeq, 8 hour (2300 – 0700)”**
- 7.9.4 A Noise Impact Assessment has been prepared in relation to the phase 1 reserved matters and is submitted as part of the application. A separate report for phase 2 has been prepared and submitted as part of that application. The Acoustic Design Statement within the Assessment sets out how the adverse impacts of noise can be mitigated and minimised for the reserved matters. This includes appropriate positioning and orientation of dwellings to screen other parts of the development, ventilation and glazing. The predicted noise levels indicate that some of the dwellings along the south eastern edge of phase 1 need mitigation measures to achieve appropriate internal noise levels.
- 7.9.5 However, once phase 2 is completed, the noise levels on the façades of the proposed dwellings at the southern site boundary of phase 1 will be reduced. As the development is coming forward comprehensively, and phase 1 is not a standalone development, it is not necessary to provide the noise mitigation measures to the dwellings on the southern boundary of phase 1. For the first row of dwellings along the eastern side of phase 1 that face the A329(M), an appropriate ventilation strategy and glazing will be required to ensure that dwellings meet standards. The external amenity can be achieved for all dwellings on phase 1 without additional noise mitigation measures.

- 7.9.6 The report concludes that the noise impacts can be mitigated and minimised to an appropriate level in line with planning policy and guidance and that the requirements of condition 14 of the outline planning application can all be met. The proposed development is therefore in accordance with policy CC6 of the MDD.

7.10 Ecology

- 7.10.1 Policy CP07 of the Core Strategy and policy TB23 of the MDD set out the policy requirements in relation to biodiversity, and the conservation and enhancement of habitats and species. Policy TB23 sets out that planning permission will only be granted where developments provide opportunities to incorporate new biodiversity features or enhance existing features, provide appropriate buffer zones between development proposals and designated sites and habitats and species of principle importance for nature conservation, and ensure that they are ecologically permeable.
- 7.10.2 An Ecological Impact Assessment and a Biodiversity Metric were submitted with the outline planning application and appropriate protected species surveys have previously been undertaken.
- 7.10.3 There are three planning conditions attached to the outline planning consent which relate to ecology – 6 (Construction Method Statement including a Construction Environmental Management Plan (CEMP)), 12 (Landscape Environmental Management Plan), 13 (Biodiversity Net Gain Assessment), and 16 (Reptile Mitigation Strategy). This application provides the relevant information to discharge condition 13 in relation to phase 1. Draft CEMP and LEMP reports are also provided, but this application does not seek to discharge these planning conditions. A separate application has been made to discharge condition 16.
- 7.10.4 The information submitted as part of this application refreshes and supplements that submitted as part of the outline planning application. The submitted documents include a CEMP, LEMP, Reptile Mitigation Strategy and Overall and Phase 1 Biodiversity Net Gain Assessments.
- 7.10.5 The proposed development includes large areas of green space around the northern and eastern sides of the site which connect the site in with the surrounding area, including the habitats and ecological features around the Emm Brook. Existing trees and hedgerow are retained and supplemented wherever possible, and the appropriate buffers are given to the ancient woodland and veteran trees around the edge of the site.
- 7.10.6 A series of ecological enhancements are proposed, which are illustrated on the Ecological Enhancement Plan within the LEMP. This includes the provision of bat and bird boxes, insect and bug hotels, log piles, hibernacula and hedgehog highways. The CEMP sets out the site-specific protection measures for the relevant habitats and protected species. This includes measures for trees, hedgerows and woodland, bats, [REDACTED] reptiles, and nesting birds. A separate Reptile Mitigation Strategy sets out the detailed measures relating to reptiles, including a translocation exercise for the site.
- 7.10.7 The outline planning application was submitted prior to 12 February 2024, and therefore the Site is not subject to mandatory BNG requirements. However, a net gain of 10% was required to be demonstrated at the outline application stage in line with local policy requirements and the requirement to achieve a 10% gain at the reserved matters stage is set out within Condition 13 of the outline planning permission.
- 7.10.8 An overall Biodiversity Net Gain Report has been completed for the whole site and shows that the site will achieve an overall biodiversity net gain of above 10%. For phase 1, a biodiversity net gain of 24% for habitats, 77% for hedgerows and 3% for watercourses will occur which is in excess of the local requirement of 10%. The LEMP sets out how the habitats will be established and managed to achieve the biodiversity net gain targets.
- 7.10.9 The proposed development appropriately conserves and enhances existing habitats and species and in addition provides a series of ecological enhancements across the Site. It

provides a biodiversity net gain in excess of the statutory requirements. It is therefore compliant with policy C07 of the Core Strategy and policy TB23 of the MDD.

7.11 Sustainability and Energy

- 7.11.1 Policy CP1 states that planning permission will be granted for developments that contribute towards the goal of reaching zero-carbon developments as soon as possible. Policies CC04 and CCO5 of the MDD seek to ensure that new development is sustainability designed and constructed and encourages the use of renewable and low-carbon technologies. These policies set out specific targets for sustainable design, water consumption targets and reductions in carbon emissions.
- 7.11.2 The Government introduced an updated revision in Building Regulations, known as Part L 2021 in December 2021, which has come into effect for buildings where construction is commenced after 15 June 2023.
- 7.11.3 An Outline Energy Report and Sustainability Statement were submitted with the outline planning application. Condition 18 of the outline planning permission states that the development shall be carried out in general accordance with the principles contained in these reports.
- 7.11.4 The development has been designed to future-proof for the forthcoming Future Homes Standard. Measures such as triple glazing, smart heating controls, waste water heat recovery and low energy lighting will reduce energy demand and increase energy efficiency. The development will incorporate renewable technology such as photovoltaic panels.
- 7.11.5 The proposed development will follow the principles set out within the Outline Energy Report and Sustainability Statement which will ensure that the development is constructed in accordance with policy CP1 of the CS, policies CC03 and CC04 of the MDD and Building Regulations ensuring sustainability is at its core.

8 Conclusion

- 8.1.1 This Planning Statement has been prepared in relation to an application in relation to the Land off Watmore Lane, Winnersh for:

“Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208, including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).”

- 8.1.2 The reserved matters application is made pursuant to the outline planning permission (ref: 230208) granted at appeal on 6th March 2024 (ref: APP/X0360/W/23/3331651) and amended by the NMA 250640 granted on 7th April 2025. The outline planning permission consists of outline permission for “residential development of up to 234 homes with all matters reserved except access from Maidensfield”. This phase 1 reserved matters application relates to the northern part of the site which is subject to the outline planning permission.
- 8.1.3 The reserved matters scheme responds to the Planning Inspector’s comments on the outline illustrative site layout and has been further shaped through subsequent detailed pre-application discussions with the Case Officer. This has led to substantial design evolution of the layout since the outline stage.
- 8.1.4 The Council has a significant shortfall in housing supply of 2.5 years and there is a significant need for affordable housing. The emerging Wokingham Borough Council Local Plan Update is at the examination stage, placing even greater emphasis on the need to deliver much needed homes without delay. In this context the timely delivery of this draft allocation is crucial.
- 8.1.5 Section 38(6) of the Planning and Compulsory Purchase Act 2004 sets out that applications must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. The Development Plan includes the Wokingham Borough Core Strategy (2010) and the Wokingham Borough Managing Development Delivery Document (MDD) (2014).
- 8.1.6 Overall, it is demonstrated above and within the technical documents, plans and supporting material that the reserved matters application has considered and is in accordance with the relevant policies contained within the Wokingham Borough Core Strategy (2010) and the Wokingham Borough Managing Development Delivery Document (MDD) (2014). The application is therefore in accordance with the development plan as a whole. The proposed development has also had regard to the emerging Wokingham Borough Council Local Plan Update. It is consistent with national planning policies set out in the National Planning Policy Framework (NPPF) and has had regard to other material considerations.
- 8.1.7 In addition, the proposal includes significant benefits to the Council and existing and future residents, as reiterated below:
- The provision of up to 111 much needed homes, with a mix of types and sizes to meet local needs.
 - 40% of those homes will be affordable homes, all of which will be adaptable for accessibility needs (M4(2) Building Regulation Standards).
 - Total open space provision in excess of policy requirements serving the future residents and the surrounding community.
 - High quality areas of landscaped open space to the north and east enhanced to provide a range of character areas and planting, including natural parkland, tree and hedge planting, and wildflower meadows.
 - Provision of informal central open space which will feature a Local Area for Play (L.A.P.).

- Provision of a Locally Equipped Area for Play (L.E.A.P.) within the northern area of open space.
- A network of formal and informal paths to better connect surrounding areas and encourage healthy lifestyles.
- Significant Biodiversity Net Gain, well in excess of the minimum 10% Biodiversity Net Gain (BNG) set out in the Environment Act - on-site net gain of over 30% in habitat units, over 25% in hedgerow units and over 10% for watercourse units.
- Ecological enhancements including bat and bird boxes, log piles and hedgehog highways
- Economic benefits – direct and indirect employment during construction and post occupation expenditure.
- Section 106 and Community Infrastructure Levy contributions.

8.1.8 As such, in accordance with paragraph 11 (c) of the NPPF, the proposed development accords with the Development Plan as a whole; and should be approved without delay.