



# Land at Phase 2b of the South Wokingham Strategic Development Location

Pre-Reserved Matters Conditions Compliance Statement

ON BEHALF OF KIER VENTURES LTD AND MILLER HOMES LTD

August 2024

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# 1. Introduction

- 1.1 This Compliance Statement has been prepared by Nexus Planning on behalf of Kier Ventures Ltd and Miller Homes Ltd ("the Applicant") to support the discharge of conditions application to Wokingham Borough Council ("WBC") for Land at Phase 2b of the South Wokingham Strategic Development Location ("SWSDL"), which was granted planning permission and contained a number of conditions (WBC ref: 191068) on 19<sup>th</sup> July 2024 for:

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

- 1.2 This discharge of conditions application is specifically in relation to Conditions 4, 10, 34 and 45 which are all required to be submitted prior to the submission of the first reserved matters.

- 1.3 The Conditions are as follows:

## **Condition 4 - Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement**

Before submission of the first reserved matters a Site-Wide Masterplan, Design Code and Landscape Design Statement – which build on the principles established by the South Wokingham Land at Phase 2b of the Strategic Development Location Design and Access Statement (P19-1075\_1D, December 2020), Phase 2B of the South Wokingham SDL Green Infrastructure Strategy document (GIS) (P19-0052\_04D, August 2020) and Drawing No P19-0052\_16D Landscape Masterplan - shall be submitted to and approved in writing by the local planning authority and subsequent applications pursuant to reserved matters and conditions shall be in accordance with the approved details. The details shall include:

- i. amplification of the principles for development in each of the character areas and street typologies demonstrating a comprehensive approach that will deliver a cohesive development with distinct character areas within it;
- ii. an interconnected movement network delivering a hierarchy of streets and paths to prioritise movement by pedestrians and cyclists;
- iii. principles for how parking to the council's standards will be delivered within each character area including integration of unallocated parking in the public realm;
- iv. Sufficient separation between development and ancient-semi-natural woodland;
- v. Measures to ensure that the Southern Semi-Natural Corridor provides a sufficient buffer to the open countryside to the south of the site and accommodate the necessary mitigation planting as required by the Landscape and Visual Impact Assessment (LVIA), which may include an increase in width;
- vi. Measures to ensure sufficient additional specimen tree planting in the Northern Semi-Natural Corridor, especially to the north of Residential Parcel R8 (as identified on Drawing No P18-0963\_191 Framework Plan).

Reason: To ensure delivery of a comprehensively planned, high quality development in accordance with Core Strategy policies CP1, CP3, CP7, CP21; Managing Development Delivery Local Plan policies TB21 & TB23;

the Borough Design Guide SPD and the South Wokingham SDL SPD. Details are required prior to submission of reserved matters because they are intended to ensure comprehensive and coordinated masterplanning

#### **Condition 10 - Ground and Building Levels**

Before submission of the first application for reserved matters a strategy for levels across the site, consistent with the SuDS Strategy to comply with condition 29 and highway design shall be submitted to and approved in writing by the Local Planning Authority. These shall establish the range of levels within each parcel and demonstrate continuity across the site and with the South Wokingham Distributor Road (SWDR).

Reason: in order to ensure a satisfactory form of development relative to surrounding buildings and landscape in accordance with Core Strategy policies CP1, CP3 & CP21; Managing Development Delivery Local Plan policy TB21; and the South Wokingham SDL SPD. Details are required before reserved matters to ensure a coordinated approach to levels and drainage across phase 2 and the SWDR. and delivery.

#### **Condition 34 – Drainage Exceedance Routes**

Before submission of the first application pursuant to reserved matters or commencement of development in the SANG, whichever is earlier, a Strategy for Exceedance Flow Routing for flows above the 1 in 100+40% climate change across the site shall be submitted to and approved in writing by Local Planning Authority. The Plan shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted.

Reserved matters shall be accompanied by a detailed exceedance flow routing plan consistent with the approved Strategy.

Landscaping of the SANG and reserved matters shall be in accordance with the approved details and works shall be implemented in accordance with the approved details before each phase of the development is first brought into use/occupied.

Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policies CP1 & CP21; Managing Development Delivery Local Plan policies CC09 & CC10; and the South Wokingham SDL SPD. This Report will set out the relevant planning policy and guidance context and an assessment against those policies and the requirements of the conditions.

#### **Condition 45 - Pedestrian and cycle strategy**

Reserved matters shall provide for an interconnected network for routes for pedestrians and cyclists based on the principles established by the Design and Access Statement, the Design Code pursuant to condition 4, where relevant the Design Brief pursuant to condition 5 and a Pedestrian and Cycle Strategy that has first been submitted to and approved in writing by the Local Planning Authority. Provision shall be made in accordance with these approved details and the approved phasing pursuant to condition 3.

Reason: to ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 & CP21; and the South Wokingham SDL SPD.

## Pre-Application Engagement

- 1.4 The Applicant has engaged with WBC Officers through a formal pre-application (ref. 221622) and numerous meetings have taken place to discuss the documents subject to this submission. Therefore, the production of the site-wide masterplan, Design Code and Landscape Design Statement has been an evolving process that has been informed by WBC Officers input.

## Application Documentation

- 1.5 This discharge of conditions application is supported by the following documents, which are submitted for approval:

### Condition 4 - Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement

- a. Site Wide Masterplan by Pegasus Group (dwg no. P22-0345\_DE\_003\_G\_003; dated July 2024)
- b. Design Code by Pegasus Group (ref. P22-0345\_GOO2E; dated July 2024)
- c. Landscape Design Statement by Pegasus Group (ref. P19-0052\_41C; dated July 2024)

### Condition 10 - Ground and Building Levels

- d. Levels Plan by ALP (ref. A398-TN002C; dated July 2024)

### Condition 34 – Drainage Exceedance Routes

- e. Drainage Exceedance Routes Report / Plan by ALP (ref. A398-TN003D; dated July 2024)

### Condition 45 – Pedestrian and Cycle Strategy

- f. Pedestrian and Cycle Strategy Report / Plan by ALP (ref. A398-TN005B; dated July 2024)

## 2. Development Plan

- 2.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning application to be determined in accordance with the development plan unless there are material considerations that indicate otherwise.

### The Development Plan

- 2.2 The development plan for WBC currently comprises the following:

- a. Adopted Core Strategy Development Plan Document (January 2010) (Core Strategy)
- b. Adopted Managing Development Delivery Local Plan (February 2014) (MDDLDP)
- c. The South East Plan (2009) (Saved Policy NRM6 only)

### Local Plan Update

- 2.3 In accordance with WBC's Local Development Scheme ("LDS") published in July 2023, work is underway on a Local Plan Update. An initial Issues and Options Consultation took place in August – September 2018. The Spatial Options Consultation underwent consultation from November 2018 – January 2019. The Draft Plan consultation was completed in February 2020, with a revised Growth Strategy consultation undertaken in November 2021.
- 2.4 According to the LDS, WBC anticipated consulting on the Proposed Submission Plan in November 2023, however, at the time of writing this report, this consultation has yet to commence. The Council expects the next stage of engagement to take place in Summer 2024.

### Supplementary Planning Documents

- 2.5 In addition to the development plan policies, WBC has adopted some relevant Supplementary Planning Documents ("SPDs"). Those of particular relevant to this planning application include:
- a. SWSDL Supplementary Planning Document SPD (2011) ("SWSDL SPD");
  - b. WBC Borough Design Guide SPD (2012);
  - c. Living Streets – A Highways Guide for Developers in Wokingham (2019);
  - d. Parking Demand Calculation Sheet;
  - e. Open Space, Sports and Recreation Strategy (2013);
  - f. Play Space Design Guide;
  - g. Climate Change Interim Policy Position Statement (2022); and
  - h. Sustainable Design and Construction SPD (2010).

## Other Material Considerations

### National Planning Policy Framework (“the NPPF”)

- 2.6 The government published the updated NPPF in December 2023. The NPPF sets out the government’s planning policies and how these are expected to be applied.

### National Planning Practice Guidance (“PPG”)

- 2.7 On 6<sup>th</sup> March 2014, the Government published the PPG. The PPG is a live document that is actively managed as necessary to ensure that it remains up to date.
- 2.8 The PPG is divided into different topic areas which provide advice and guidance to inform the understanding and approach to implementation of the NPPF.

### 3. Assessment of the Proposed Development

- 3.1 The documents have been prepared in full accordance with the Hybrid planning permission, including the submitted and approved Parameter Plans, the Design and Access Statement, the Flood Risk Assessment and Drainage Strategy, and the Transport Accessibility and Movement chapter of the Environmental Statement, and the Transport Assessments.

#### Condition 4 - Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement

- 3.2 The submission of the Site-Wide Masterplan, Design Code (DC) and Landscape Design Statement (LDS) is required to demonstrate a high quality, comprehensive and cohesive approach to development, by setting out distinct character areas (*DC*); an interconnected movement network to prioritise pedestrians and cyclists (*DC*); parking standards principles (*DC*); sufficient separation distances to the ancient semi-natural woodland (*LDS*); and sufficient buffers through planting to the southern and northern semi-natural woodlands (*LDS*).
- 3.3 The NPPF seeks for high-quality, beautiful and sustainable buildings and places, and that these are fundamental to the planning and development process. The NPPF sets out that design is a key aspect of sustainable development and Design Codes can be used as a tool to achieve high quality design.

##### Site-Wide Masterplan

- 3.4 The Site-Wide Masterplan has been prepared in line with the principles set out in the Design Code and Landscape Design Statement and will inform the production of reserved matters application, as well as assisting with Wokingham Borough Council in assessing those proposals.
- 3.5 The Masterplan illustrates a comprehensively landscape-led approach to the development, and shows the varied and distinct character areas, the approach to parking, and demonstrates that a suitable and high-quality development can be achieved, with legibility and enclosure, and spacing between the dwellings; sufficient spacing to the ancient woodland; and room for planting to the northern and southern semi-natural corridors.

##### Design Code

- 3.6 The NPPF confirms that design codes should be consistent with the principles set out in the National Design Guide and the National Model Design Code.
- 3.7 The Code considers the vision of the proposed development, having regard to the policy, guidance and principles established through the Hybrid planning permission, such as the Design and Access Statement and parameter plans. It then goes on to set out the site wide code and guidance principles, which will help to shape detailed design proposals, with a clear focus on identity, movement, built form and landscape; and followed by character area specific codes to reinforce distinctiveness and integration. The final part of the Code provides guidance on how it will be implemented, monitored and reviewed.
- 3.8 As well as the Site-Wide Masterplan, the Design Code includes a regulating plan which sets out the framework parameters for the development, identify the proposed land uses; character areas; key frontages; location of key buildings; landscaping and open space typologies; and the street movement hierarchy.
- 3.9 The Design Code sets out a clear street hierarchy and this should be read in conjunction with the pedestrian and cycle strategy submitted under Condition 45.

- 3.10 The Code provides coverage on the characteristics associated with each street setting out distinctiveness and identity for each. The Code also discusses the Blue and Green infrastructure interventions in each street, and this was agreed in principle with the Council during the pre-application discussions. Such measures will help to manage surface water run-off, improve water quality and provides enhancement to the visual amenity of the street. These interventions are then discussed in further detail within the Landscape Design Statement.
- 3.11 The Code discusses the electric vehicle charging requirements, as well as the vehicle, visitor and cycle parking strategy and confirms delivery will accord with the relevant standards set out in Appendix 2 of the Managing Development Delivery Local Plan (2014).
- 3.12 Section 03 of the Code introduces and looks specifically at the character areas, with a focus on the urban form; building typology; building lines; roof line; elevational composition; openings / window configuration; articulation and materials; boundary treatment and parking. The character areas have evolved from those set out in the Hybrid permission following pre-application discussions with the Council in order to demonstrate variety and distinctiveness.

#### Landscape Design Statement

- 3.13 The Landscape Design Statement (“LDS”) has been prepared to set out the overarching approach to delivering a high quality and landscape-focused development across the Site. The document is read concurrently with the Design Code and Masterplan, and is informed by the Green Infrastructure Strategy (P19-0052\_4D) and Green Infrastructure Provision Plan (P19-0052\_29K), which were approved through the Hybrid planning permission.
- 3.14 The LDS has been produced with national and local policy and guidance in mind, including the considerations listed earlier in this Statement, but also the Natural England Green Infrastructure Principles (2023) document, which provides guidance at a strategic and local level. The LDS include key markets to signpost the reader to where policy, guidance, other supporting documents and conditions have been addressed.
- 3.15 Policies TB21 (Landscape Character) and TB23 (Biodiversity and Development) of the MDDL P are key and respectively require development to retain or enhance the condition, character and features that contribute to the landscape, and to provide opportunities through design, layout and landscaping to incorporate new biodiversity features or enhance the existing.
- 3.16 The SWSDL SPD provides a key list of design principles relating to green infrastructure, requiring existing features to be retained; mitigation against habitats and biodiversity; the inclusion of public open space and play areas; and additional planting throughout the development – trees, woodland, hedgerows.
- 3.17 Landscaping has a key role in many overlapping aspects, including visual and amenity; biodiversity and ecological; sustainable urban drainage (SuDS); and sports, play and recreation. The LDS demonstrates acceptability in all respects. The LDS addresses the requirements of Condition 4 of planning permission 191068 and specifically demonstrates the following can be achieved:
- a. sufficient separation between the development and ancient semi-natural woodland
  - b. measures to ensure the southern-semi-natural corridor provides a sufficient buffer to the open countryside to the south of the Site and accommodate mitigation planting; and
  - c. measures to ensure sufficient additional tree planting in the northern semi-natural corridor, north of residential Parcel R8.

1. Although it should be noted that this element will be considered at the Reserved Matters stage for Parcel R8 because of the potential clash of green planting and the electricity apparatus easements.

- 3.18 The Statement sets out the principles and strategy surrounding green and blue infrastructure; the open space typologies, strategy and associated planting; the delivery of street furniture and hard landscaping; and how the open space would fit within each character area. The LDS demonstrates that the existing landscape context and ecological features can be protected and enhanced, whilst the new landscape features will contribute to the place making of the SDL. This helps to create a positive design and landscape-led sustainable development that is attractive, useable, safe and easy to navigate.
- 3.19 The LDS discusses the role that trees can have in place making, for climate change and for wildlife. A variety of trees will be planted across the development in a variety of forms and sizes and located in suitable positions to serve their function and purposes (i.e. for public open space, screening, or highways). The LDS provides an indicative list of tree and planting species for each open space typology, to guide future developers bringing the Site forward.
- 3.20 A key focus of the pre-application discussions with WBC Officers was how the development could incorporate green and blue infrastructure within the streetscape and public open space to enhance the character and function of the spaces. To this end and where possible, attenuation basins have been amended to increase their footprints to ensure they are more naturalistic; whilst interventions such as rain gardens, swales, tree planting and permeable paving will be incorporated where feasible. The LDS then discusses how each measure could be incorporated in the various street and open space typologies.
- 3.21 The LDS satisfies the requirements of Condition 4 by demonstrating sufficient space and buffering to the ancient woodland, open countryside to the south, and semi-natural corridor to the north. It also ensures the landscape can be enhanced and protected, and new features will be incorporated to deliver a high-quality development that provides an active and healthy place, is visually attractive, rich in nature and biodiversity, improves water management, is permeable, and is resilient.

#### Summary

- 3.22 Based on the above and the reports and plans provided, it is considered that the requirements of Condition 4 have been addressed and demonstrate a well-considered, connected, comprehensive and high quality development in accordance with the NPPF and the Council's Policies CP1, CP3, CP7, CP21 of the Core Strategy; and Policies TB21 and TB23 of the Managing Development Delivery Local Plan; the Borough Design Guide SPD and the SWSL SPD.

### Condition 10 - Ground and Building Levels

- 3.23 The report and associated plans (A389-TN002) establishes the range of levels within each parcel and ensures continuity across the Site and with the South Wokingham Distributor Road (SWDR).
- 3.24 The levels across the Site are informed by the surrounding landscape, including trees and vegetation, and the site-wide surface water drainage strategy, to ensure runoff is captured by the proposed drainage system and discharged into the surrounding network of existing and proposed watercourses.
- 3.25 The dwellings within a parcel would be built to a level to reflect the proposed topography and increased where appropriate so that they lie above the flood level set out within the approved Flood Risk Assessment; whereas those dwellings that are adjacent to principal infrastructure roads and the SWDR, will be raised as appropriate to ensure there are no steps up or down.

- 3.26 The Ground and Building Levels note prepared by ALP, has been informed by ground profile modelling showing the existing ground levels, which generally fall from north to south and from east to west. The Report considers the design requirements for the highways and development parcels, and includes an earthworks assessment overview, which sets out the extent of cut and fill required across the Phase 2b development.
- 3.27 The plans and report demonstrate that the development will have suitable relationships with the surrounding buildings and landscape, and therefore the information submitted satisfies the requirements of Condition 10.

### Condition 34 – Drainage Exceedance Routes

- 3.28 The Technical Note and plans prepared by ALP outline the approach to exceedance flows across the Proposed Development and accord with the approved Flood Risk Assessment prepared by WSP for the hybrid planning permission. The detailed drainage strategy for each parcel will be informed by specific statements at the Reserved Matters stage (Condition 34), to give the Council confidence that suitable approaches are being taken to exceeded flows.
- 3.29 The Technical Note indicates that it is inevitable that during periods of heavy or extreme rainfall, sewer capacities and other drainage systems will be exceeded every now and then, as systems cannot always be built large enough for extreme rainfall.
- 3.30 As such, the dwellings within the Proposed Development will be set above ground levels to mitigate the risk of any surface water runoff events, and surrounding ground levels contoured to direct surface water away from properties. The Report confirms that the Exceedance Flow Routing for flows above the 1 in 100+40% climate change levels can be achieved, with exceedance flow routes suitably directed towards open space or the proposed road network, and not through private gardens,.
- 3.31 The information submitted therefore addresses the requirements of Condition 34 and a more focused approach to the exceedance flow routing will be provided at the reserved matters stage.

### Condition 45 – Pedestrian and Cycle Strategy

- 3.32 Alongside the Design Code, the Pedestrian and Cycle Strategy has helped to inform the Site Wide Masterplan. The Proposed Development, which is based upon the overarching transport strategy Access and Circulation Parameter Plan and the Design and Access Statement, seeks to provide a range of sustainable and active travel options both within the Site and beyond to the surrounding area through shared and separate footpaths and cycleways.
- 3.33 The Strategy identifies a clear street hierarchy and the Design Code provides a matrix that sets out the detailed guidance on the criteria for each street and includes, inter alia, the target speed, traffic calming measures and whether it includes bus access.
- 3.34 The Pedestrian and Cycle Strategy prepared by ALP sets out how appropriate, safe and direct connections are made within the Site and also beyond to the town centre, public transport routes and other important services and facilities in all directions. Connectivity is important to make it a genuine choice for users and to encourage sustainable modes. Such routes will therefore be convenient for all users, irrespective of their ages and abilities, in order to deliver sustainable choices.
- 3.35 The Strategy includes:
- a. A dedicated pedestrian and cycle route alongside the SWDR;

- b. Safe pedestrian and cycle route to the Easthampstead Road level crossing;
- c. Safe pedestrian and cycle connectivity along Waterloo Road between Parcels R10 and R11, and onto Bracknell;
- d. Maintaining and enhancing the existing Public Rights of Way;
- e. Downgrading Easthampstead Road (between the railway crossing and Heathlands Road), which shall no longer serve through traffic and improves cycle and pedestrian facilities;
- f. The internal highway network will be legible and low-speed to promote safe, direct and convenient walking and cycling routes, connecting key destinations by sustainable methods; and
- g. Use of appropriate signage and crossing points on roads.

3.36 The Technical Note includes a Pedestrian and Cycle Movement Plan, which sets out the locations of bus stops along the SWDR and elsewhere within the development and shows how these can be accessed via good pedestrian connections (i.e. footpaths). Additionally, the proposed Primary School and Neighbourhood Centre will be located to the centre of the Site and would be accessed via the pedestrian and cycle routes adjacent to the SWDR to encourage sustainable travel.

3.37 The Note continues to discuss the street typologies and design principles to encourage pedestrian and cycle activity within and beyond the Site.

3.38 As such, the Note and Plans set out an overarching pedestrian and cycle strategy, which demonstrates connections between the residential parcels, and the key infrastructure on and off-site. The information provided therefore satisfies part of the condition and each reserved matters will provide further detail on the interconnected network of routes.

## 4. Summary

### 4.1 The application is accompanied by the following documents:

#### Condition 4 - Detailed Site-Wide Masterplan, Design Code and Landscape Design Statement

- a. Site Wide Masterplan by Pegasus Group (dwg no. P22-0345\_DE\_003\_G\_003; dated July 2024)
- b. Design Code by Pegasus Group (ref. P22-0345\_GOO2E; dated July 2024)
- c. Landscape Design Statement by Pegasus Group (ref. P19-0052\_41C; dated July 2024)

#### Condition 10 - Ground and Building Levels

- a. Levels Plan by ALP (ref. A398-TN002C; dated July 2024)

#### Condition 34 – Drainage Exceedance Routes

- a. Drainage Exceedance Routes Report / Plan by ALP (ref. A398-TN003D; dated July 2024)

#### Condition 45 – Pedestrian and Cycle Strategy

- a. Pedestrian and Cycle Strategy Report / Plan by ALP (ref. A398-TN005B; dated July 2024)

### 4.2 We trust that this provides sufficient information to enable the application to be registered and the details satisfy the requirements under Conditions 4, 10, 34 and 45, allowing the pre-reserved matters conditions to be discharged.

### 4.3 Should you require any further information or wish to discuss the proposals further, please do not hesitate to contact me.

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