

**SUBMITTED VIA PLANNING PORTAL
REF. PP-13649174**

20 December 2024

Our Ref: PD/KH/240537



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**TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF 8 NO. DWELLINGS FOLLOWING DEMOLITION OF EXISTING
BUILDINGS AND STRUCTURES AND ALTERATIONS TO EXISTING ACCESS
VICTORIA NURSERIES, 109 VICTORIA ROAD, WARGRAVE, READING RG10 8AG**

I am submitting a full planning application for redevelopment to provide 8 no. dwellings (7 x 3 bed houses and 1 x 1 bed flat) at Victoria Nurseries, 109 Victoria Road, Wargrave, Reading RG10 8AG. The application is submitted on behalf of Palatine Homes, a local SME housebuilder.

The application comprises:

- (1) Planning Application Form and Ownership Certificate
- (2) Application Drawings prepared by HP Architecture:

24.419 01 P1	Location Plan
24.419 02 P1	Site Plan
24.419 11 P1	Plot 01 – Proposed Floor Plans
24.419 12 P1	Plot 01 – Proposed Elevations
24.419 13 P1	Plots 02 and 03 – Proposed Floor Plans 1 of 2
24.419 14 P1	Plots 02 and 03 – Proposed Floor Plans 2 of 2
24.419 15 P1	Plots 02 and 03 – Proposed Elevations
24.419 16 P1	Plots 04 to 07 – Proposed Floor Plans 1 of 2
24.419 17 P1	Plots 04 to 07 – Proposed Floor Plans 2 of 2
24.419 18 P1	Plots 04 and 05 – Proposed Elevations
24.419 19 P1	Plots 06 and 07 – Proposed Elevations
24.419 20 P1	Plot 08 – Proposed Floor Plans
24.419 21 P1	Plot 08 – Proposed Elevations
24.419 30 P1	Proposed Street Scene
24.419 31 P1	Proposed Site Elevation A-A
24.419 32 P1	Proposed Site Elevation B-B
24.419 33 P1	Proposed Site Elevation C-C

- (3) Design and Access Statement prepared by HP Architecture, December 2024
- (4) Planning Statement prepared by Paul Dickinson and Associates, Town Planning and Development Consultants, December 2024
- (5) Affordable Housing Statement prepared by Paul Dickinson and Associates, Town Planning and Development Consultants, December 2024
- (6) Transport Statement prepared by Highway Planning Ltd, Highways & Transportation Consultants, November 2024
- (7) BS5837:2012 Tree Survey and Arboricultural Impact Assessment GHA/DS/167890:24 and AIA Plan prepared by GHA Trees Arboricultural Consultancy, 25 November 2024
- (8) Drawing TL-SM-VN271124 - Soft Landscape Plan prepared by Treetop Landscapes Ltd, 18 December 2024
- (9) Preliminary Ecological Appraisal prepared by AA Environmental Ltd, December 2024
- (10) Biodiversity Net Gain Technical Note prepared by AA Environmental Ltd, December 2024
- (11) Biodiversity Net Gain Small Sites Metric Spreadsheet (to be submitted by separate email in due course)
- (12) Flood Risk Assessment and Drainage Strategy prepared by JNP Group, Consulting Engineers, December 2024
- (13) CIL Additional Information Requirement Form dated 19 December 2024
- (14) LPA Application Fee of £4624.00 paid by the applicant via Planning Portal ref. PP-13649174.

The new National Planning Policy Framework published on 12 December 2024 reinforces the urgent priority the Government gives to housing delivery and the need for councils to play their part in meeting housing need. The Framework introduces new immediate mandatory housing targets for councils to ramp up housebuilding to meet the Government's ambitious targets of 370,000 new homes each year.

The proposals would provide additional homes within the development limits of an existing settlement area. Wargrave is identified as a settlement within which modest development would accord with the Council's spatial strategy. The site is within walking and cycling distance of a range of shops and facilities in the village and is 2.8km from the nearest Tier 1 settlement and has fair public transport accessibility. The small scale of the proposal (a 'minor' development) is appropriate for this settlement both in terms of the spatial strategy and retaining local character.

The proposals would therefore accord with the Council's spatial strategy set out in its Vision (Section 3 of the CS), Policy CP1 (Sustainable development) and Policy CC01 (Presumption in favour of sustainable development). It would make a contribution as a windfall housing site to the Borough's housing land supply and would also make a financial contribution to affordable housing provision.

The proposals would contribute to the Borough's housing land supply and specifically the identified priority need for 3 bed homes and the provision of affordable housing (via a financial contribution in lieu of on-site provision).

The proposals accords with national policy at paragraph 73 of the Framework which acknowledges that small and medium sizes sites can make an important contribution to meeting the housing requirement of an area and are often built out relatively quickly and requires LPAs to give great weight to the benefits of using suitable windfall sites within existing settlements for homes.

The drawings and the other submitted reports demonstrate how the proposals comply with policies relating to the character of the area, design and materials, housing mix, space standards, neighbour amenity, trees, access and car/cycle parking, biodiversity and surface water drainage.

The proposals are sustainable development which would contribute the following benefits to the three overarching economic, social and environmental objectives at NPPF para. 8 and which weigh in favour of the proposals:

- Economic objective – Provides land for housing to support economic growth. The site is immediately available for development to support economic growth. Benefits to the local community and local economy including creation of jobs and supply chain investment associated with the construction stage and increased demand for local goods and services over the long-term occupation of the dwellings and the New Homes Bonus payment which is a local finance consideration to which the Council must have regard in determining the application as required by S70(2) of the TCPA 1990.
- Social objective – Supports a strong and vibrant community by contributing to the supply of housing in a sustainable urban location. Meets the Government's policy to significantly boost the supply of housing and makes a particular contribution to the priority need for 3 bedroom houses identified in the latest housing needs surveys. Paragraph 73 of the Framework requires the decision maker to give great weight to the benefits of using suitable windfall sites within existing settlements for homes. Moreover, the applicant is a local SME housebuilder of the type which paragraph 73 specifically encourages.
- Environmental objective – The proposal delivers additional housing within the development limits of the settlement without harm to the built, historic or natural environment and without harm to the character and visual amenity of the area. The proposal would offer a good choice of non-car modes of travel given its accessible location. The proposals achieve 10% biodiversity net gain.

The tilted balance

The Council's latest published annual monitoring report (March 2023) indicates 3.2 years' supply. The Council in determining residential applications in recent months has acknowledged that it still does not have a 5 year housing land supply, as reintroduced by footnote 8 to the new Framework, (in fact, reports to the Council's Planning Committee on 11 December 2024 noted the current housing land supply is less than 4 years) such that paragraph 11(d)(ii) of the Framework is engaged. Consequently, those policies which are most important for determining applications for new housing including CS Policies CP9 and CP11, as well as MDD Policy CC02, are considered out-of-date in accordance with paragraph 11 of the NPPF. None of the policies in the Framework that protect areas or assets of particular importance as listed in footnote 7

to the Framework apply or provide a clear reason for disapplying the presumption in favour of granting planning permission.

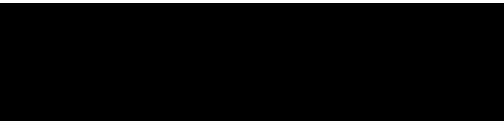
The effect of paragraph 11(d)(ii) of the Framework is to tilt the balance in favour of granting planning permission unless the benefits of the proposal are significantly and demonstrably outweighed by the adverse effects, i.e. it gives more weight to those benefits.

Whilst I consider that applying the normal planning balance the proposal accords with policies and planning permission should be granted, the triggering of the tilted balance provides additional justification in support of the proposals. I have set out the economic, social and environmental benefits above.

I conclude there would be no adverse impacts resulting from the proposals which would significantly and demonstrably outweigh these benefits when assessed against the policies in the Framework 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. I have demonstrated how the proposals would contribute to each of these key policies. Therefore, planning permission should be granted.

I trust that the submitted information is sufficient to enable the Council to validate and determine the application, but please do not hesitate to contact me if you require any further information.

Yours sincerely



PAUL DICKINSON
BA (Hons) MRTPI MRICS MCMl