

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	243124
Site Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire
Expiry Date:	Extended to 20 June 2025
Site Visit Date:	20/12/2024
Proposal: Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).	

PLANNING CONSTRAINTS/STATUS

Countryside
Badger Setts Consultation Zones
Contaminated Land Consultation Zone
Green Routes and Riverside Paths
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Railways
Tree Preservation Orders
Radon Affected Area
Main Rivers DRN Consultation Zone
Historic Flooding Points Consultation Zone
Local Wildlife Sites Consultation Zone
Electricity Sub Station
PRoW Improvement Plan
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Flood Zones 2 and 3

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals

	CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB05 – Housing Mix TB07 – Internal Space Standards TB08 – Open Space, Sport and Recreational Facilities Standards TB12 – Employment Skills Plan TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM15 - Site History
Other	Borough Design Guide Supplementary Planning Document CIL Guidance Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
212720	Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered.)	Approved 05/07/2023
211853	EIA Screening Opinion for a development of up	Not EIA

	to 200 dwellings	development
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CONSULTATION RESPONSES

Internal

SDL Environmental Health – No objection
 SDL Flood Risk & Drainage Officer – No objection
 SDL Green Infrastructure – Requested additional information (further details below in relevant section of the report)
 SDL Landscape and Trees – No objection subject to conditions
 SDL Ecology – No comments received
 SDL Economic Prosperity and Place (Community infrastructure) – No objection
 SDL Highways – Requested additional information (further details below in relevant section of the report)
 WBC CIL – CIL liable development
 SDL Cleaner & Greener – No comments received
 WBC Ecology Newts – No comments received
 WBC Sustainability – No objection
 SDL Community Sustainability – No comments received

External

Binfield Badger Group – No comments received
 SDL Archaeologist – No objection
 SDL Environment Agency – No objection
 SDL Thames Water – No objection subject to conditions
 SDL Network Rail – No comments received
 SDL Berks, Bucks and Oxon Wildlife Trust – No comments received
 SDL Southern Gas Networks – No comments received
 SDL Crime Prevention Design Advisor – Requested additional information (further details below in relevant section of the report)
 Great Western Railway – No comments received
 SDL Royal Berkshire Fire and Rescue – Refer to standing advice
 National Gas Transmission – No comments received
 SDL SSE Power Distribution – No comments received

REPRESENTATIONS

Parish/Town Council

Comments on original submission:

Charvil Parish Council has raised concerns on the following grounds:

- the long-term maintenance of the flood prevention mechanisms and would like to see the maintenance of this adopted by the Local Authority
- It would be also preferable that the infrastructure within the development is adopted by the Local Authority.

(Officer's comments: The S106 legal agreement pursuant to the Outline Planning Permission contains provisions with

	<i>regard to the future maintenance of the on-site infrastructure and landscaping including open spaces.)</i> Twyford Parish Council raises objections on the following grounds: - Would not support the ongoing maintenance of roads, services, streetlights and landscaping by a management company as this would increase costs to future residents especially for those in social housing. <i>(Officer's comments: The S106 legal agreement pursuant to the Outline Planning Permission contains provisions with regard to the future maintenance of the on-site infrastructure and landscaping including open spaces. It refers the open space areas within the site are to be adopted by the Council, whilst the estate roads can either be private or adopted by the Council.)</i> - Proposed plans do not comply with the Twyford Neighbourhood Plan as the provision of smaller homes (1-2 beds) is not in equal numbers to larger dwellings (3+ beds). <i>(Officer's comments: this matter is discussed below under the "Housing Mix and Tenure" section of this report.)</i> <u>Comments on revised submission:</u> Charvil Parish Council continue to be concerned about the flooding impacts of this development on the surrounding area and feel these remain outstanding issues yet to be addressed. Twyford Parish Council continue to object to this application until a clearer plan for dealing with the increase in pressure on the sewage treatment works as well as answers on impact of groundwater flooding and upstream impacts and potential service charge costs to the residents, are provided. <i>(Officer's comments: a detailed technical note has been prepared by SMA Drainage Engineers on behalf of the applicant, in response to the above comments; further details are provided below in relevant section of this report.)</i>
Ward Member(s)	No comments received
Neighbours	<u>Comments on original submission:</u>

	3 letters of objection from local residents on the following grounds (summarised): - Flood risk and drainage conditions 25, 26 and 29 of the Outline Permission should not be discharged. - Proposed finished floor levels do not consider high groundwater levels and/ or groundwater flooding - The tiny amount of groundwater level monitoring undertaken is completely inadequate for the purpose of assessing seasonal high groundwater levels. A robust assessment is needed - Issue with SuDS, no evidence or designs have been provided to support the applicant's statement that the SuDS management train provides sufficient treatment for the site - Developer will not seek adoption of the drainage infrastructure, leaving this to a private management company who will seek to profit from the enterprise - The Applicant has not addressed the final sentence of Condition 29 in respect of off-site sources of runoff. Evidence is required that runoff from off-site sources is included in the drainage design, or evidence is required that there are no off site areas draining via the site - Density proposed appears higher than elsewhere in Twyford - Many dwellings located near the flood plain – potential insurance issues (not a material planning consideration) - Developer states the site is well screened - Unclear where is the location of the "Railway Edge" - Pedestrian footpath should be extended along the south side of the development up to the existing footbridge and footpath along Wargrave Road <i>(Officer's comments: matters relating flooding and drainage are discussed below in relevant section of this report.</i> <i>Density of the development was assessed and found acceptable at the Outline application. Nothing contained within the Reserved Matters application would suggest otherwise.</i> <i>The "Railway Edge" is one of the character areas identified within the proposed Design Code, and relates to those dwellings all along the eastern boundary of the application site, adjacent to the railway line.</i> <i>Submitted plans show that pedestrian improvements are proposed on the southern access, including a footway to be</i>
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	<i>provided alongside the carriageway.)</i> <u><i>Comments on revised submission:</i></u> One letter of objection from the resident of 5 Ryecroft Close, Wargrave on the following grounds (summarised): - The revised plans and documents do not address the original comments on the drainage design and the drainage-related planning conditions. - Development finished ground floor levels, garden levels etc need to be set so as to ensure properties are not at risk from groundwater flooding or waterlogging from high water levels. - The LPA have the responsibility of ensuring this development is not affected by flooding. <u><i>(Officer's comments: these matters are discussed below in relevant section of this report.)</i></u> One letter of objection from SLR Consulting Ltd on behalf of David Wilson Homes (Southern) on the following grounds: - The detailed access drawings submitted in support of the application show the toucan crossing being re-positioned from the location that was approved at outline stage. This has negative implications to the proposed design of the access to serve the site opposite Bridge Farm, which has been recently permitted at appeal (APP/X0360/W/24/3350170). <u><i>(Officer's comments: this issue has been addressed by the applicant, who has submitted a revised plan 5563.605H S278 General Arrangement Sheet 2 of 3 showing the toucan crossing in the location that was approved as part of the Outline Permission.)</i></u>
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APPRAISAL

Site Description:

The application site known as Bridge Farm is located approximately 0.5km to the northwest of the centre of Twyford. The site extends to approximately 12.2 hectares and comprises agricultural land, previously used for the grazing of cattle, and includes associated agricultural buildings and an agricultural track running through the site from north to south, known as Muddlers Lane. There is an existing dwelling located in the centre of the site known as 'Orchard House' however this is excluded from the application red line boundary. Adjoining the site to the north-west is a single dwelling, 'Loddon Acres' and to the south lies a pair of semi-detached dwellings ('Wythe Cottages') and beyond these is the Cedar Park children's day nursery.

The east boundary of the site borders the Henley Branch railway line and its associated cutting and beyond this lies the edge of the built-up area which defines the current boundary of the Major Development Location of Twyford. The site is therefore located close to but sits outside of the current development limits of Twyford. The site is therefore located in the countryside. The site is not, however located within designated Green Belt or within a Conservation Area. The north of the site borders the New Bath Road (A4) and the River Loddon to the west, beyond which are further fields and the Old River. Vehicular access into the site is currently via Muddlers Lane access track off the A4 to the north and Bridge Farm Road which is accessed off the Wargrave Road to the south.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 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.

The Outline Planning Permission (Outline Permission) Ref. 212720 was granted in July 2023. This established the principle of development together with access for up to 200 new dwellings and associated infrastructure. Access was approved as part of the Outline Permission, with the main vehicular access into the development being from a new roundabout junction located on the A4 New Bath Road at the north-western side of the site, with a secondary access located further along the A4 to the east.

The Outline Permission was also accompanied by a S106 legal agreement which provides for a coordinated delivery of some of the on-site infrastructure necessary to support the development, including (amongst other contributions) the delivery of 80 on-site affordable dwellings (40%).

Whilst matters relating to layout, appearance, scale and landscaping were reserved from consideration at the outline stage, the outline planning permission nonetheless established the broad parameters within which those details need to be worked up in detail for the purposes of the Reserved Matters application submission.

Character of the Area:

Core Strategy Policies CP1 and CP3 require a high-quality design that respects its context. This principle is amplified by MDD LP Policies CC03 and TB21 which stipulate that development proposals are to protect and enhance the Borough's Green Infrastructure, retain existing trees, hedges and other landscape features and incorporate high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment. MDD policy TB08 sets out open space, sport and recreational standards for residential development. Policy TB21 requires applications to demonstrate how they comply with the Council's Landscape Character Assessment. Policy CC03 requires new

development to protect and retain existing trees where possible.

Layout:

The Parameter Plan submitted for the Outline planning application and Design and Access Statement carefully considered the relationship with the existing Twyford village and built form surrounding the site. The proposed reserved matters design has been carefully developed to build upon and enhance the outline principles established for the site, creating a cohesive and community-oriented scheme that respects its surroundings.

The approved primary access remains as designated at outline stage, with improved pedestrian pathways integrated into the landscape design, reinforcing connectivity and creating welcoming entry points. The retained pedestrian access enhances movement across the site while preserving and emphasising its original alignment and rural character.

Open space provisions from the outline proposal have been expanded upon with the addition of larger green spaces available for residents and reinforcing a rural, community focusing setting.

The historic track that runs north-south has been reimaged in a generous 13-metre-wide green corridor, running parallel with a pedestrian and cycle path while integrating sustainable drainage swales and planted areas. This corridor preserves the track's historic linearity while adding valuable ecological and recreational elements.

Sustainable drainage features are incorporated into the layout, expanding the "blue connectivity" towards the River Loddon and embedding drainage features such as swales, rain gardens and attenuation basins throughout the landscape.

The play area has been thoughtfully integrated into the open space, evolving from the original concept into a dynamic community space that includes educational features and natural play elements, enriching the open space with purpose and connectivity. The play area will also be well overlooked providing security to users.

To inform diversity of development, the Masterplan proposes five different character areas – Railway Edge, Central, The Green, River Edge and Bath Road, defined by the Design Code that has been recently approved under Discharge of Conditions application Ref. 243209, each with its own architectural approach and landscaping based on its surrounding locality.

The Masterplan also illustrates several perimeter blocks of housing predominantly positioned on the east and north sides of the site, with a smaller block positioned where existing agricultural buildings currently exist and which are proposed for removal as part of the scheme. Dwellings forming these perimeter blocks would be generally oriented so that they would address and provide active street frontages to the streets and would face out towards the boundaries of the site, which is considered appropriate as it offers protection from encroachment into existing hedgerow/tree buffers. The exception to this would be on the eastern side of the site (the Railway Edge character area), where dwellings are oriented away from the railway line with

back gardens facing towards it.

Overall, the proposed masterplan depicts a scheme that makes effective use of the land whilst maintaining/ enhancing the high quality of the environment and is compliant with Core Strategy policies CP1 and CP3, policies CC03 and TB21 of the MDD Local Plan and principles of the Borough Design Guide and is therefore acceptable.

Scale and Density:

The overall density proposed by the application is 35 DPH and this was considered acceptable at Outline stage. The Site Layout shows that the higher density, taller buildings are located at the centre of the scheme opposite Orchard House to relate to its context and character. Lower density development is proposed to front onto the proposed open spaces to ensure the proposal is sensitive and appropriate to its natural surroundings and provides a degree of transition between the built form and countryside beyond. Moreover, as set out within later sections of this report, the layout does not raise concerns in terms of internal and external amenities and would not result in unacceptable impact in terms of amenities of future residents and neighbours. On this basis, the overall density of development is considered acceptable.

In terms of scale, the application is accompanied by a Storey Heights Plan, indicating that the site would predominantly provide 2 storey dwellings, with some 2.5 and 3 storey buildings in a few locations on the site, such as on the main road opposite the Orchard House, to create focal points of visual interest and ensure a wide range of housing sizes to meet local needs. The surrounding residential areas are predominantly 2 and 2.5 storeys, so that the proposal would not appear out of scale or character with the immediate and wider area.

Design and Appearance:

Condition 10 of the Outline Permission requires the submission of a Design Code prior to the submission of the Reserved Matters application. It is noted that the Design Code was submitted as part of the Discharge of Conditions application Ref. 243209 and has been approved on 06/06/2025.

In terms of design and appearance, the proposals have taken consideration of the Council's Borough Design Guide as well as the Twyford Design Guidance and Codes. The Design and Access Statement includes a character analysis of the surrounding area and picks out themes that are common in the locality. These have been used to help inform the design style of the dwellings which generally take on a modern traditional form of design.

The site layout features five-character areas, each with its own architectural approach and landscaping based on its surrounding locality. The various character areas include variations relating to materiality, window style, window detailing, porches and canopies, bay windows, roof form, and roof details. These helps provide variety throughout the site. There is also a good range of housing types and styles throughout the site, including detached, semi-detached, terraced, maisonette dwellings and apartment blocks, ensuring that there is diversity in the built form and a range of housing for future occupants.

The design of the proposed residential units would incorporate a range of roof forms, including gable, hip and occasional dormers. Porches would have pitch or gable design, and some of the dwellings would incorporate bay windows. It is proposed to construct the dwellings on the main avenue with red brick, with a multi-red brick used for much of the scheme. The proposed materials palette would include knapped flint, vertical tile hanging and render finish all of which reflect the local vernacular. Details of materials are required and anticipated prior to the commencement of development above finished floor level, in accordance with Condition 11 of the Outline Permission.

The overall design approach for all the dwellings is considered to respect the context of the site location and advice provided by the NPPF, policies CP1 and CP3 of the Core Strategy and principles of the Borough Design Guide and is therefore acceptable.

Housing Mix and Tenure:

Affordable Housing:

MDD Local Plan Policy TB05 requires that residential development should provide an appropriate density and mix of accommodation reflecting the character of the area, assessed on a site-by-site basis and reflecting the Council's Housing Strategy and Affordable Housing SPD. The MDD LP and Affordable Housing SPD suggest a guide mix, to be considered in conjunction with the latest information from the Housing Register. Core Strategy Policy CP5 requires that development outside the SDLs should secure 40% affordable housing.

Under the Outline Permission, the S106 legal agreement establishes that 40% of the dwellings on the application site will be affordable, consisting of a mix of 70% Social Rented Housing, 25% First Homes and 5% Shared Ownership, with the following tenure mix as outlined in Table 1 below:

No, of Affordable Housing Dwellings	Affordable Housing Dwelling Size	Percentage of total Affordable Housing Dwellings
16	1-bedroom flats	20
12	2-bedroom house/maisonette	15
24	2-bedroom houses	30
16	3-bedroom house	20
12	4-bedroom house	15
80		100%

Table 1: Affordable Housing Tenure

The Housing Mix Layout Plan DES/703/103 Rev 3 accompanying this Reserved Matters application reflects the above affordable housing tenure and is therefore acceptable. Details relating to Approved Document M of Building Regulations are outlined later in this report.

Housing Mix:

The accommodation would be provided across a mixture of dwelling types ranging from one-bedroom apartments to four-bedroom houses. The breakdown of the proposed housing mix is provided in Table 2 below:

		Market	Affordable	Total	%
Apartments	1 bed	0	16	16	8
	2 bed (maisonette)	0	12	12	6
Houses	2 bed	31	24	55	27.5
	3 bed	54	16	70	35
	4+ bed	35	12	47	23.5
Total		120	80	200	100%

Table 2: Proposed Housing Mix

The location of both the affordable dwellings and market houses is considered to be well balanced and well distributed across the application site, with a variety of dwelling sizes to address local and borough wide needs (i.e. provision of some smaller dwellings to support first time buyers), whilst according with the existing character of Twyford (provision of family homes).

Concerns have been raised by Twyford Parish Council that the proposed housing mix does not comply with the Twyford Neighbourhood Plan which requires equal provision of smaller and larger dwellings. It should be noted that the proposed dwelling size mix of the affordable housing reflects the mix requested by WBC Housing to ensure the provision meets identified local need and this has been already secured as part of the S106 accompanying the Outline Permission. Moreover, the proposed market dwellings size mix has also had regard to the latest local housing need data. The reserved matters proposals therefore demonstrate a good mix, balance and quality of dwelling types and sizes so that a range of housing needs can be met, in accordance with MDD Local Plan Policy TB05.

Sustainable Design and Construction:

Due to the replacement of the Code for Sustainable Homes with national standards in Building Regulations, the proposal is no longer required to meet Code 4 in line with MDD Local Plan Policy CC04. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling (composting).

Condition 43 of the Outline Permission requires that the Reserved Matters application include provision for all dwellings with a garden with a water butt and space for composting. Positions of water butts and composting facilities for all dwellings with gardens are provided on the Amenity Space Layout plan and are considered acceptable by the WBC Sustainability Officer. Likewise, section 8 of the Energy

Statement sets out a strategy which will limit domestic water consumption to 110L per person per day, including a 5L allowance for external water use. This level of consumption is compliant with MDD Local Plan Policy CC04.

Condition 41 of the Outline Permission requires that the Reserved Matters application is accompanied by details to demonstrate how the development will achieve the sustainability targets of the Future Homes Standards. The application is supported by an Energy Statement (Stroma, Ref. OP-D320 ES1, dated 29.11.24), which sets out the strategy for carbon emission reduction and demonstrates the proposal complies with FHS. The carbon emission reduction is measured against the baseline of maximum permissible emissions per Approved Document L1 of the UK Building Regulations 2021. This baseline is confirmed to be 277,710 kgCO₂ per annum for the development as a whole. It is also confirmed that passive measures to reduce energy demand through specification of a thermally efficient building fabric were prioritised, followed by provision of on-site renewable and low carbon energy generation.

Following initial concerns raised by the WBC Sustainability Officer regarding the proposed thermal performance of some of the building elements, further clarification has been received by the applicant to confirm that all dwelling elements would comply with part L of Building Regulations. No further objections are therefore raised by the WBC Sustainability Officer in this respect.

The Energy Statement confirms that the site wide regulated emissions will be reduced by 60.33%, through the combination of fabric performance improvements and adoption of low and zero carbon technologies including ASHP, enhanced airtightness with MHVR and low energy lighting. This combined approach reduces the operational energy demand of the development while contributing to decarbonisation of the residual energy demand through on-site low carbon heat delivery. Condition 41 of the Outline Permission requires these measures to be installed and functional prior to occupation. Details for the specification of the ASHPs will be secured by condition (Condition 3 refers).

Residential Amenities:

Core Strategy Policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users or their quality of life. This is amplified by Figure 4.25 (page 47) of the Borough Design Guide (BDG) which establishes minimum separation distances required between dwellings to maintain acceptable levels of privacy and avoid overbearing impacts.

The application site is adequately separated from neighbouring properties, so that the proposed dwellings will not result in any detrimental impacts on the amenities enjoyed by the occupiers of neighbouring properties in terms of daylight, sunlight, outlook and overlooking.

In terms of the relationship between dwellings within the proposed layout, the BDG establishes minimum separation distances of 10 metres front-to-front across the street, 22 metres back-to-back and 12 metres back-to-flank to achieve appropriate levels of privacy.

The BDG also establishes principles for provision of private amenity space for dwellings: the size of garden should relate to the house type and number of proposed occupants and provide a degree of privacy. In suburban areas gardens should be of sufficient size to allow a variety of activities (level areas for sitting, play, clothes drying, outside storage), which requires a roughly rectangular, useable space of at least 11 metres in length which receives direct sunlight for at least part of the day. There should also be secure external cycle storage.

All the rear gardens would be provided with garden access points. The Designing Out Crime Officer has been consulted on the application and noted some convoluted access routes for some of the rear gardens. Officers have considered the proposed layout and given the constraints of the site and the need to make efficient use of the land available, it was not possible to avoid this entirely. The Designing Out Crime Officer further commented that details of gates should be provided. These have been provided within the Enclosures Layout Ref. DES/703/112 Rev 3 to confirm that they are appropriately lockable. Details of boundary treatments including gates are already part of conditions 16 and 22 of the Outline Permission.

The Designing Out Crime Officer referred that no details of the proposed access security for the apartment blocks have been provided, and these should be secured via condition (Condition 4 refers).

The Designing Out Crime Officer has also highlighted that the proposed layout means that some properties have their boundaries exposed to the public realm, and where these cannot be avoided, robust defensive barriers including defensive planting along the boundaries should be in place. In this regard, the applicant proposes that those plots with exposed boundaries will incorporate a 1.2m native hedge to provide greater screening. This is considered acceptable. Likewise, in relation to the Orchard House, whilst close board fencing is shown on the submitted plans as boundary treatment for this dwelling, the Designing Out Crime Officer indicated that it should be reinforced with defensive planting around the full perimeter of the site. Details of specific hedging species for the new dwellings and the Orchard House will be agreed as part of the detailed planting plans to be submitted as part of condition 16 (Detailed Landscaping) of the Outline Permission.

The proposed layout generally complies with the guidance of separation distances between each new dwelling/apartment blocks and makes appropriate provision for outdoor amenity space. However, it is acknowledged that not all residential gardens would meet the minimum 11m length requirement. Nonetheless, these gardens are generally wider and as such, it is considered that they would provide sufficient and adequate level of external amenity space for future occupiers. Moreover, the 22m back-to-back relationship between dwellings, as recommended in the BDG, would not be affected, so that on balance the level of external amenity for each dwelling would be acceptable.

Each apartment block/maisonette would also benefit from dedicated external amenity space in the form of a communal garden; this is considered acceptable. There is also provision of significant green public open space within the site layout design, including the riverside and play areas, so that overall, all dwellings would benefit from adequate outdoor amenity space.

Internal Space Standards:

MDD Local Plan Policy TB07 has been superseded by the 'Technical housing standards – nationally described space standard'. This new standard is not a building regulation and remains solely within the planning system as a new form of technical planning standard which the council can choose to apply given it has a policy in place for this. The submitted floor plans confirm that all of the proposed unit types would either meet or exceed National Space Standard minimum requirements for overall floor area, bedroom dimensions and storage.

MDD Local Plan Policy TB05 requires that a portion of dwellings (10-20%) is designed to Lifetime Homes Standards. The Lifetime Homes standard has since been superseded by Part M4(2) of the Approved Document M of the Building Regulations 2010 (as amended). The Approved Document M requires that all dwellings are built to M4(1) standard; it also sets out design principles for optional M4(2) and M4(3) standards. M4(2) standard sets out requirements for designing accessible and adaptable dwellings whilst M4(3) standard sets out requirements for dwellings to be designed for wheelchair users. The Approved Document M states that the optional standards must be delivered only where this is a requirement of planning condition.

Whilst the Outline Permission did not include a condition requiring dwellings to be built to M4(2) or M4(3) standards, the submitted floor plans demonstrate that all dwellings have internal layouts which comply with Building Regulations Part M4(2), as confirmed within the Design and Access Statement. This is in excess of the requirements set out in policy TB05 and as such, the proposal is acceptable in this regard. Whilst no M4(3) dwellings are proposed, Approved Document M confirms that this optional standard can only be required if secured under planning conditions. The provision of dwellings compliant with M4(2) standard would be secured by condition (Condition 5 refers).

Landscape and Trees:

Core Strategy Policies CP1 and CP3 require a high-quality design that respects its context. This requirement is amplified by MDD Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.

Trees:

Condition 18 of the Outline Permission requires the Reserved Matters application to be accompanied by an updated Arboricultural Impact Assessment (AIA) to ensure development proposals including SuDS requirements have been fully considered in relation to the tree constraints on site. Accordingly, a revised AIA dated March 2025 has been provided, which have been reviewed by the WBC Trees and Landscape Officer, noting the information provided within the document is acceptable in relation to the Reserved Matters application. An Arboricultural Method Statement will need to be prepared as required by condition 20 of the Outline Permission, as the scheme progresses.

An Overall Levels Strategy plan (703-SK-03 Rev A) has been provided showing existing and proposed site levels and the approximate batter down to existing ground levels, which is delineated on the drawing by green embankment markings. A Technical Note dated 23/04/2025 has been also submitted which states that the proposed finished levels and batters as shown on this drawing are indicative and further work will be done through the detailed design and conditions applications to work with the Arboricultural Consultant to take in account of the root protection areas. The WBC Trees and Landscape Officer commented that detailed level drawings will need to be approved prior to commencement of works on site to ensure there will be no detrimental impact on the root protection areas of the retained trees, where the development platforms are proposed to be graded back into existing levels. However, the Officer is satisfied this can be dealt with as part of details to be submitted for Conditions 12 & 16b) of the Outline Permission.

A Private Works General Arrangement (Rev A) drawing has been provided showing the additional works necessary for Bridge Farm Lane which shows a separate footway and widening of the existing track. the WBC Trees and Landscape Officer indicates that this could have a detrimental impact on the adjacent mature trees lining this route, some of which at the Wargrave Road end are protected by a TPO (0096/1976), and consequently the verdant character of the minor road. Further consideration will need to be given to the design of the road improvements in relation to the trees, and an updated AIA will need to be provided as part of the further works. The updated AIA will be secured via planning condition (Condition 6 refers).

Landscaping:

Outline Planning condition 15 requires the submission of a Landscape Design Statement and plan to give details of the landscape proposals and structural planting including street planting. These have been provided as part of the Reserved Matters application. A Landscape Master Plan (CH038-002-M-MW-10/9/24) as well as an Enclosures Plan (DES/703/112 Rev:3) also accompany the submission.

The Landscape Design Statement and supplementary plans set out the general approach and landscape principles for the site. Due to the existing and well-established tree and hedge lined boundary of the site and along Bridge Farm road, the proposals will be accommodated within an attractive setting, with further tree and hedge planting being provided throughout the public realm. The proposals will provide a significant amount of additional planting, both within the newly created areas of open space, as well as street planting within the residential layout, in order to provide an attractive landscape setting for the development and to compensate for any tree removal which would need to take place to accommodate the proposals.

The proposed landscaping, garden spaces and general open space within the site, together with the proposed boundary treatments, will act to soften the built environment at this edge of the settlement location, and would reduce and mitigate the impact of the development upon the wider landscape.

The SuDS strategy has been designed as an integrated landscape feature, with the attenuation basin shallow banks that negate the need for fencing or railings. With regard to the design of the headwalls into the attenuation basins, it is noted that the submission indicates that they need to be of a standard concrete design in order that

these can be adopted. This is deemed a very engineering approach, and further consideration needs to be given to whether there is any scope that these could either be clad in an alternative material or use of a system such as Rootlok which can be seeded, in order that they can better integrate into the wider landscape setting. Details of the headwalls will need to be submitted as part of Condition 16 (Detailed Landscaping) of the Outline Permission.

The Masterplan demonstrates that a robust landscape structure can be established whilst also enhancing existing landscape assets. The WBC Trees and Landscape Officer is generally satisfied with the information provided for the Reserved Matters. A detailed landscaping scheme is required by the planning permission; outline condition 16 refers.

Highway Access and Parking Provision:

The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network.

Impact on the Road Network:

The travel impacts of the development were considered at the outline stage (in line with the Council's modelling protocol); mitigation was secured through conditions and the S106 legal agreement. The outline application was accompanied by a Transport Assessment (TA) which assessed the impact of development, both in terms of the traffic generated by the development itself, and in relation to the traffic impacts upon the free flow of traffic along the A4, as well as in Charvil and the centre of Twyford. The TA was reviewed by WBC Highways who were satisfied that the traffic generation associated with the proposals would not result in significant adverse impacts upon the surrounding highway network. Contributions were secured through the outline S106 to cover the costs of securing a traffic regulation order along the A4 and speed reduction signs at the Piggott School, as well as the delivery of a toucan crossing on the A4.

Access to Public Transport:

The site is considered to be in a sustainable location whereby occupants would have ease of access to the local services and facilities within the centre of Twyford, all of which would be accessible safely by foot. The proximity of Twyford train station to the site is also an advantage of this site's location, particularly given the number of train services which operate from the station, including frequent services into London and Reading. Notwithstanding, contributions were secured through the outline S106 legal agreement towards local bus service improvements and for the Council's 'My Journey' initiative, to help encourage the use of alternative modes of transport other than by private car.

Access and Circulation:

The primary vehicular access to the development has been designed according to that approved under the Outline Permission, through a new roundabout junction located on the A4 New Bath Road at the north-western side of the site. It is noted that the secondary access approved under the Outline Permission will now serve as a

pedestrian and cycle access only, and the proposed pedestrian and cycle access at the entrance to the existing track along the A4 Bath Road, will also serve as an emergency vehicular access to the site. A drop-down bollard on both ends of this emergency access will ensure this will remain usable by pedestrians and cyclists day-to-day. These are considered acceptable by the WBC Highways Officer. Details of the bollards on the northern and southern accesses will need to be provided as part of the hard landscaping details pursuant to condition 16 of the Outline Permission; condition 7 refers. The toucan crossing is shown on the proposed plans in the location as approved under the Outline Permission, roughly mid-point between both proposed pedestrian and cycle accesses. The accesses and toucan crossing will need to be delivered through a combined s278/s38 agreement. Details of the toucan crossing will be secured via condition; 8 refers.

The proposed layout includes shared surfaces and private driveways off the secondary and tertiary streets. The layout is designed to ensure low vehicle speeds by including raised tables for traffic calming. The application is supported by visibility splays and swept paths, which have been revised throughout the course of the application following comments from the WBC Highways Officer, and that now demonstrate safe access and manoeuvrability, including for refuse and fire service vehicles. It is proposed that the main vehicular road and the loop road will be adopted by the Council through a future combined section 38/278 agreement, although all roads within the development will be built to adoptable standards. The highways layout complies with WBC policies and standards and is therefore acceptable.

Overall, it is considered that the variety in typology of streets and provision of routes offering priority to pedestrians, would contribute to a well-designed, interesting and high-quality scheme that would be legible and easy to navigate for future occupants and visitors of the site.

The application is also accompanied by technical drawings to demonstrate pedestrian and cycle improvements along the A4 route connecting the development with the Piggott School, as well as to the southern access (Bridge Farm Road). These details will need to be submitted and formally agreed under a separate discharge of conditions application, pursuant to condition 31 (walking and cycling strategy) of the Outline Permission and through the relevant section 278/38 agreements.

Car Parking:

In line with Core Strategy Policy CP6 and MDD Local Plan Policy CC07, Outline condition 33 requires the Reserved Matters to incorporate car parking in line with the Council's standards. The standards require allocated parking to be supplemented with unallocated or visitor parking. The application is accompanied by a Parking Layout Plan (DES/703/106 Rev 4) showing provision for 450 total allocated spaces and 40 unallocated/visitor spaces. This provision is well distributed throughout the development and accords with WBC standards. Floor plans for the garages have also been submitted demonstrating policy-complaint internal dimensions. Outline planning condition 36 requires details of Parking Management Strategy for the management and ongoing monitoring of the on-site parking.

Cycle Parking:

Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum cycle

parking standards, and P2 and P3 of the Borough Design Guide SPD ensure that it is conveniently located, secure and undercover and provided where it is compatible in the street scene.

Condition 34 of the Outline Permission requires the Reserved Matters application to provide details of bicycle storage/parking facilities. In this regard, cycle parking for dwellings would be provided in cycle sheds located within rear gardens with direct access. All plots that are 3 or more bedrooms show spaces for 4 bicycles which is acceptable. Cycle parking spaces for the apartment blocks would be provided in the form of communal vertical cycle racks; given the proposed size of the flats the WBC Highways Officer considers this alternative acceptable. Visitor cycle spaces are proposed for the apartment blocks and would be located within 10m of the access to the blocks. The WBC Highways Officer is satisfied with the location of the visitor spaces and raises no objections on cycle parking overall. Details of cycle parking including visitor cycle spaces around the play areas are proposed to be secured by condition (Condition 10 refers).

Electric Vehicle Charging:

The requirements relating to Electric Vehicle Charging (“EVC”) are now set out in Building Regulations. EVC has been included in the parking layout drawing which is welcome. Each dwelling would have access to a charging point which is in line with Building Control Regulations Approved Document S, therefore acceptable.

Flooding and Drainage:

Core Strategy Policy CP1 and MDD Local Plan Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk. Design Principle 1c(ii) requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SuDS), measures to avoid flood risk. MDD Policy CC10 states that all development proposals must ensure surface water arising from the proposed development is managed in a sustainable manner and demonstrated through a Flood Risk Assessment, and/or Surface Water Drainage Strategy.

Most of the application site falls within Flood Zone 1 where the risk of flooding is low. However, parts of the site are located within Flood Zones 2 and 3, these areas being located in proximity to the route of the River Loddon located to the west side of the site and a further area at the southern end of the site.

The Outline application was supported by a Flood Risk Assessment including sequential test, which was deemed acceptable by both the Environment Agency (EA) and the WBC Flood Risks & Drainage Officer. The current Reserved Matters application is supported by a SMA Technical Note 7236.TN02 R04 dated 09/12/2024 together with appendices. It indicates that finished floor levels have been set no lower than 35.83mAOD. The 1 in 100 fluvial flood outline with a 35% allowance for climate change has been mapped, with development staying outside of the said outline. A further technical note SMA 7236.TN03 R02 dated 18/02/2025 was produced by the applicant following initial comments from the WBC Flood Risk & Drainage Officer, to confirm that the fluvial flood outline presented has been signed off by the EA as fit for

purpose. Surface water run-off will be managed using a SuDS including an attenuation basin located within the proposed open space to the west of the site. The WBC Flood Risk and Drainage Officer has reviewed the details submitted in support of this application for the site and is satisfied with the details for the purposes of this Reserved Matters application. Further detailed information will need to be submitted and formally agreed under a separate discharge of conditions application, pursuant to conditions 25-29 of the Outline Permission.

Furthermore, the EA has also been consulted on this current Reserved Matters application, indicating they have reviewed the documentation provided for the application, including comments raised by a local resident, and they have no objection to the proposals. They have however advised that the watercourse enhancements to the river corridor as set out in the Landscape Ecological Masterplan (LEMP) should be extended to include the channel itself, ensuring that opportunities to enhance both aquatic and riparian habitats are fully realised. This will form part of the landscaping details to be submitted pursuant to condition 16 of the Outline Permission. Likewise, the EA has advised that the position of the drainage outfall is adjusted to discharge at an angle more parallel and in keeping with the direction of flow; this will protect the aquatic and marginal environment, and support the longevity of the structure. Details of this can be secured as part of the drainage strategy pursuant to condition 26 of the Outline Permission.

It is noted that local residents as well as both Charvil and Twyford Parish Councils have raised objections/concerns regarding potential flooding impacts arising from the development (refer to full summary of comments above in "Representations"). It should be noted that the approval of the current Reserved Matters application does not infer discharge of conditions 25-29. As mentioned above, approval of details related to these conditions will need to be submitted via a discharge of conditions application.

In response to the above concerns, the applicant's drainage engineer consultants, SMA, have prepared an additional technical note (SMA 7236.TN05 dated 23/04/2025), which states that surface water management proposals for the development incorporate a restricted discharge into the existing watercourse (River Loddon) located on the western boundary of the site.

Surface water runoff from the development will be restricted to the 1-year greenfield runoff rate for all storm events up to and including the 1 in 100 years plus climate change event. Therefore, through development of the site, peak runoff rates and volumes from the existing undeveloped land into the River Loddon will be greatly reduced for higher storm events, helping to ensure that development of the site would not increase flood risk elsewhere downstream, and would ultimately provide a betterment to downstream catchments by ensuring that runoff from the Site is released in a more timely and effective manner.

All proposed SuDS features will be lined with an impermeable membrane to prevent groundwater from entering the proposed surface water drainage network that would have an impact on runoff rates and volumes into the river. The River Loddon is not being altered in any way through development of the site that would affect land downstream.

The Flood Risk Assessment and further Design Reports for the proposed development have confirmed that developing the site would not increase the risk of flooding within the site, or elsewhere, and that there is a satisfactory strategy, incorporating sustainable drainage techniques, for the disposal of surface water runoff from the proposed development.

Regarding the capacity of the foul sewer, an updated capacity check was received from Thames Water, which confirmed that there will be sufficient sewerage capacity in the adjacent foul water sewer network to serve the development. It is noted that this confirmation is valid for 12 months or for the life of any planning approval that this information is used to support, to a maximum of three years.

Groundwater monitoring has been undertaken at the site, with the results shown within submitted Technical Note from SMA Ref 7236.TN02 Rev 04. The highest recorded groundwater level from the monitoring was 1.23mbgl on 26/02/2024, which is approximately 34.63mAOD. SuDS features will be lined with an impermeable membrane which will prevent groundwater ingress/seepage from any local groundwater into the SuDS features. Moreover, no finished floor levels are set lower than 35.83mAOD. The plan provided shows that the FFLs are above the required level, with the lowest FFL set at 36.300mAOD.

Thames Water has commented on this current Reserved Matters application, recommending a series of conditions relating to water supply infrastructure. It is noted that these conditions have already been included as part of the Outline Permission (conditions 45-49 refer).

Ecology:

Core Strategy Policy CP7 and MDD Local Plan Policy TB23 require appropriate protection of species and habitats of conservation value. Design Principle 1b (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise.

In accordance with the Outline Permission condition 23, the Reserved Matters application is supported by an Ecological Permeability Report (Nicholsons, Ref. RJ 190325, V4, March 2025), which describes a detailed scheme to maintain/enhance the ecological permeability of the site, as well as mitigation measures for the habitats and protected/notable species associated with the application site. The report also includes enhancements measures for fauna including bats, birds, newts, badgers and other mammals and reptiles, which will be delivered within the requirements of condition 24 of the Outline Permission.

A Lighting Strategy (WLC Ltd, Ref. WLC1233-LSR-001, R1, March 2025) also accompanies this Reserved Matters application, with detailed consideration of the important ecological factors of the site such as the River Loddon corridor, and a focus on minimising the potential negative impact of light spill and ensuring these habitats can still be used by light-sensitive species, e.g. bats and hedgehogs. Detailed information relating to the lighting strategy for the site including details of lighting for all highways, cycleways, footpaths, public areas will need to be submitted and

formally agreed under discharge of condition pursuant to condition 13 of the Outline Permission.

Open Space and Green Infrastructure:

Policy TB08 of the MDD lays out the required standards for development in terms of Public Open Space (POS) provision.

A revised Open Space Typologies Plan (CH038-003L-MW) has been submitted as part of the application, with slight refinements to the location, areas and shapes of open spaces. The WBC Green Infrastructure Officer has indicated that since the overall quantum of open space still meets the required standards, they have no objections to these minor changes.

The WBC Green Infrastructure Officer has also referred that the illustrative masterplan provides a helpful indication of the intended landscape design, however further detail is required to demonstrate compliance with Wokingham's policy requirements for open space typologies, including amenity green space; natural and semi-natural greenspace design; parks and gardens incorporating Civic Space design; and children's play areas including a NEAP and MUGA. In this regard, additional clarification has been provided by the applicant within the revised Landscape Design Statement, demonstrating how the design of the different open space typologies adheres to local policy and design guidance requirements. Notwithstanding, further discussions with the WBC Green Infrastructure Officer indicate that some of the proposed spaces within parks and gardens require a more formal design approach, incorporating but not limited to a mix of hard and soft landscaping, varied seating options like benches, formal planting with structured fencing. The area immediately north of the play areas is shown to include low native woodland shrub planting; this is not considered appropriate planting for parks and gardens typology where planting should be more formal, and it is recommended that more structural planting such as a rose garden should be provided instead. However, these details can be secured as part of the detailed landscaping condition 16 of the Outline Planning Permission.

The WBC Green Infrastructure Officer also referred that the design of the children's playground NEAP and MUGA must adhere to the Wokingham Play Space Design Guide to ensure high quality play provision. The applicant has indicated that the detailed landscaping design is to be developed through the relevant condition as specified within the Outline Permission, with reference to the Play Space Design Guide. The play areas are also overlooked and therefore provide security to those using these facilities.

Environmental Health:

Noise:

Core Strategy Policy CP1 seeks to avoid development in areas where noise may impact on the amenity of future occupants and MDD LP Policy CC06 reinforces this, requiring proposals to demonstrate how noise impacts on sensitive receptors (both existing and proposed) have been addressed.

The Outline Planning Permission was accompanied by a Noise Assessment Report which identified that the dominant noise source affecting the site is associated with vehicular traffic travelling along the A4 to the north, along with intermittent noise associated with the Henley Branch railway line located to the east of the site, which present some elevated noise levels for properties in those immediate areas. The Report considered the potential for the proposed development to impact on noise at existing and proposed receptor locations, both during the construction and operational stages of the development. The impact during the construction phase would be mitigated through a Construction Environmental Management Plan (CEMP), submission of which is required prior commencement of development under Condition 7 of the Outline Permission. Moreover, to protect occupiers of neighbouring properties from impacts associated with construction activities, no building works would be permitted outside hours specified under Condition 9 of the Outline Planning Permission.

Condition 40 of the Outline Permission required the Reserved Matters application to be accompanied by a noise assessment report which demonstrates that the housing layout has been designed and/or insulated to provide attenuation against externally generated noise. Such report has been submitted (Technical Note, SMA Consulting Engineers, SMA Ref. 7236, November 2024), which proposes a series of mitigation measures including window glazing specification for plots fronting the A4 Bath Road and plots backing onto the railway line, as well as mechanical ventilation and heat recovery (MVHR) in all dwellings across the site. These will ensure that internal and external noise levels are below daytime and nighttime guidance levels, in line with best practice. The WBC Environmental Health Officer has raised no objections on this ground, subject to the measures within the Technical Note being implemented as recommended. A condition will be added to this effect (Condition 11 refers).

Air Quality:

Core Strategy Policy CP1 establishes that development should minimise the emission of pollutants into the wider environment and that areas where pollution may impact upon amenity of future occupiers are avoided.

It is noted that since the grant of the Outline Permission, pollution levels at Twyford have considerably improved, according to DEFRA, so that it has revoked its status as an Air Quality Management Area (AQMA).

Notwithstanding the above, condition 53 of the Outline Permission required the Reserved Matters application to be accompanied by an updated assessment of air quality. This has been provided – Air Quality Assessment (SMA Ltd, Ref. 7236/AQA, Issue 02, November 2024), which concludes that the results of the AQA demonstrate that the impacts from development generated traffic are negligible or result in no change. Air quality within the site is well below the National Air Quality Objectives (NAQO) levels and presents no constraints on development. The WBC Environmental Health Officer has reviewed the submission and raised no objections on this ground. Mitigation measures regarding potential impacts upon local air quality during construction phase (i.e. to minimise dust) is already required to be submitted for approval as part of the CEMP under Condition 7 of the Outline Permission.

Contamination:

Core Strategy policy CP1 requires development to minimise the emission of pollutants, limit any adverse effects on water quality (including ground water) and avoid areas where pollution may impact upon the amenity and safety/health of future occupiers.

The Outline Planning Permission was accompanied by a Phase 1 Contamination Assessment, which identified some potential sources of contamination (i.e. fuels, metals, pesticides and herbicides, ground gas) and potentially asbestos used in farm barns/sheds building fabrics. As a result, Condition 38 was imposed which requires that a detailed investigation and risk assessment and remediation scheme are submitted prior to commencement, and an effective remediation scheme implemented. A submission pursuant is required and anticipated prior to the commencement of development in accordance with Condition 38.

The WBC Environmental Health Officer recommends that a watching brief for any unexpected land contamination is maintained throughout the development. Condition 38 of the Outline Permission already includes reporting of unexpected land contamination.

Archaeology:

Core Strategy Policy CP3 and MDD Local Plan Policy TB25 require the archaeological impact of development to be taken into consideration. Condition 50 of the Outline Permission requires the Reserved Matters application to be supported by a Written Scheme of Investigation (WSI) that details and investigate archaeological work on the site.

Berkshire Archaeology have been consulted on this current application, advising that an archaeological programme of works was commenced as a condition of the outline planning consent 212720, and a number of archaeological assets were identified within this site; a second phase of investigation is still outstanding under the outline application – to comprise two areas of detailed excavation focusing on the finds made in the previous stages, and a watching brief over other elements of the proposed scheme. There may be adjustments needed to the previously agreed watching brief to accommodate any changes in the design in the Reserved Matters application. As these works are already required under the Outline Permission (Condition 50 refers), there is no need to add an archaeological condition to the Reserved Matters approval.

It is noted that an application for the Discharge of condition 50 (Archaeological Investigation), Ref. 251061 has been submitted to the local planning authority and is currently under consideration.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

Conclusion:

This reserved matters proposal does not substantially deviate from the principles and parameters established by the outline planning permission, and is considered to be compatible with its edge of settlement location in terms of character and appearance. It is considered to be a sustainable development that offers substantial public benefit and will deliver high quality development in accordance with the Council's spatial strategy and there are no other material planning considerations of significant weight, such as impact upon amenity, appearance etc. that would dictate that the application should otherwise be refused. The application is therefore being recommended for approval, subject to the conditions listed.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	Approval subject to conditions
Date:	19 June 2025
Earliest date for decision:	31 January 2025

Recommendation agreed by: (Authorised Officer)	Connor Corrigan
Date:	19/06/25