

TOWN AND COUNTRY PLANNING ACT 1990

Boyer
Michelle Thomson
Crowthorne House
Nine Mile Ride
WOKINGHAM
RG40 3GZ

Applicant:
Crest Nicholson South

PART I - DETAILS OF APPLICATION**Date of Application**

19th March 2019

Application No.

19/00772/RESMAJ

THE PROPOSAL AND LOCATION OF THE DEVELOPMENT:

Approval of reserved matters application following outline application 16/01685/OUTMAJ for 28 dwellings. Matters to be considered: Appearance, Landscaping, Layout and Scale.

Land Adjacent To Primrose Croft, Reading Road, Burghfield Common, Reading

PART II - DECISION

In pursuance of its powers under the Town and Country Planning Act 1990, West Berkshire District Council APPROVES the reserved matters for the development referred to in Part I in accordance with the submitted application form and plans, subject to the following condition(s) :-

1. The development hereby permitted shall be carried out in accordance with the approved drawing numbers and documents:

Received on 5 April 2019

C-3000 Revision C

C-3001 Revision C

C-3005 Revision C

C-3010 Revision D

C-3011 Revision D

C-3015 Revision C

C-3025 Revision C

C-3035 Revision C

C-3040 Revision C

C-3041 Revision C

C-3042 Revision C

C-3045 Revision D

C-3050 Revision C

D7438.400

WLC194-1300-001 Revision A

The Environment Partnership Landscape Management and Maintenance Plan
Design and Access Statement

Received on 5 July 2019

C-1020 Revision L (refuse location points only)

C-1021 Revision L (dwelling distribution only)

C-1024 Revision L (materials only)

D7438.001 Revision 05 (landscaping only)

D7438.101 Revision 06 (hardworks only)

D7438.102 Revision 06

D7438.103 Revision 06

D7438.200 Revision 05 (except planting in the buffer to The Hollies)

D7438.201 Revision 05 (except planting in the buffer to The Hollies)

D7438.202 Revision 05

D7438.203 Revision 05 (except planting in the buffer to The Hollies)

D7438.301 Revision 05

174961-03 Revision G

Received 10 July 2019

C-1022 Revision L (storey heights only)

C-1023 Revision L (parking only)

Received 17 July 2019

174961-05 Revision C

Received 18 July 2019

C-3020 Revision D

C-3021 Revision A

C-3030 Revision H

Received on 22 July 2019

D7438.003 Revision 04 (boundary treatments only)

Received 30 July 2019

C-1010 Revision E

Received 8 August 2019

C-1005 Revision N

C3006 Revision D

Reason: For the avoidance of doubt and in the interest of proper planning.

2. No development above the foundations of any dwelling shall take place until a schedule of the materials detailing the manufacturer and specifications to be used in the construction of the external surfaces of the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework 2019, Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the Housing Site Allocations DPD 2006-2026, and Supplementary Planning Document Quality Design 2006.

3. Should any unforeseen land contamination be found during the development all relevant works shall cease and details of the contamination and the mitigation measures required, including timescales, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the mitigation measures shall be provided in accordance with the approved details prior to the first occupation of the relevant dwelling(s). Details of compliance with the mitigation

shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant dwelling(s). Should any land contamination not be found during development confirmation of this shall be submitted to the Local Planning Authority upon completion of the construction of the dwellings hereby permitted.

Reason: To protect the amenity of future occupants in accordance with the National Planning Policy Framework 2019, policy CS14 of the West Berkshire Core Strategy 2006-2026, and policies OVS.6, OVS.7 and OVS.8 of the West Berkshire District Local Plan Saved Policies 2007.

4. The drainage pond hereby permitted shall not be brought into use until details of its ongoing maintenance have been submitted to and approved in writing by the Local Planning Authority. Thereafter the drainage pond shall be maintained in accordance with the approved details.

Reason: To ensure the drainage and surface water flooding for the site is sustainably managed and maintained in accordance with the National Planning Policy Framework 2019, policy CS16 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026 and the Supplementary Guidance Document: Sustainable Drainage Systems 2018.

5. No dwelling shall be occupied until details of electric vehicle charging points for each house and communal points for the flats have been submitted and approved in writing by the Local Planning Authority and the electric vehicle charging point provided in accordance with the approved details. The details shall provide 7kw chargers for individual dwellings and 22kw chargers for communal areas, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable development in accordance with the National Planning Policy Framework 2019, and policy P1 of the West Berkshire Housing Site Allocations DPD 2006-2026.

6. No dwelling shall be occupied until the vehicle parking and/or turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic in accordance with the National Planning Policy Framework 2019, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

7. No dwelling shall be occupied until the cycle storage has been provided in accordance with the approved plans.

Reason: To promote cycling by providing convenient and safe bicycle storage in accordance with the National Planning Policy Framework 2019, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

8. With the exception of the landscaping within the buffer around the building known as The Hollies, all landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers D7438 -200 Rev 05, 201 Rev 05, 202 Rev 05, 203 Rev 05 received on 5 July 2019 within the first planting season following completion of the construction of the dwellings hereby permitted. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees,

shrubs or hedges of a similar size and species to that originally approved. The landscaping shall be managed and maintained in accordance with the Environmental Partnership Landscape Management and Maintenance Plan received on 5 April 2019.

Reason: To ensure the implementation, management and maintenance of a satisfactory scheme of landscaping in accordance with the objectives of the National Planning Policy Framework 2019 and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

9. The dwellings shown as plots 2, 3, 4, 7, 8, 18, 19, 20, 21 and 22 shall not be occupied until details of the landscaping within the buffer to the property known as The Hollies have been submitted to and approved in writing by the Local Planning Authority. The approved landscaping shall be provided prior to the occupation of the dwellings on the aforementioned plots. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally provided. The landscaping shall be managed and maintained in accordance with the Environmental Partnership Landscape Management and Maintenance Plan received on 5 April 2019.

Reason: To ensure the implementation, management and maintenance of a satisfactory scheme of landscaping in accordance with the objectives of the National Planning Policy Framework 2019 and policies CS14, CS18 and CS19 of the West Berkshire Core Strategy 2006-2026

10. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/roof lights/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at first floor level and/or within the roof on the north east side elevations of the dwelling of plot 17 on drawing C-2005 Revision N received on 8 August 2019 hereby permitted, without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of Primrose Croft in the interests of neighbouring amenity in accordance with the National Planning Policy Framework 2019, Policy CS14 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document Quality Design 2006 and Supplementary Planning Guidance 04/2 House Extensions 2004.

11. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Class E of that Order shall be carried out, on the area of land shown as a buffer to the woodland on parameter plan drawing 2610-A-1200-C to the north of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1005 revision N received on 8 August 2019 without planning permission being granted by the Local Planning Authority on an application made for that purpose.

Reason: To protect the woodland and local wildlife area and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or an order revoking and re-enacting that Order, with or without modification), no fences, gates, walls or other means of enclosure shall be altered or erected of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1005 revision N received

on 8 August 2019 where it would be on and/or along the edge of the area of land shown as a buffer to the woodland as shown on parameter plan drawing 2610-A-1200-C. No gate or means of access shall be provided from plots 9, 10, 11, 12, 13 and flats 23-28 to the woodland or the area shown as a buffer.

Reason: To protect the woodland and local wildlife areas and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.

The decision to grant Reserved Matters Consent has been taken having regard to the policies and proposals in the West Berkshire District Local Plan 1991-2006 (WBDLP), the Berkshire Structure Plan 2001-2016 (BSP), the Waste Local Plan for Berkshire 1998-2006, the Replacement Minerals Local Plan for Berkshire 1991-2006 (incorporating the alterations adopted in December 1997 and May 2001) and to all other relevant material considerations, including Government guidance, supplementary planning guidance notes; and in particular guidance notes and policies:

The reasoning above is only intended as a summary. If you require further information on this decision please contact the Council via the Customer Call Centre on 01635 519111.

INFORMATIVE:

1. The applicant's attention is drawn to the fact that above conditions must be complied with in full before any work commences on site, failure to do so may result in enforcement action being instigated.
2. The above Permission may contain pre-conditions, which require specific matters to be approved by the Local Planning Authority before a specified stage in the development occurs. For example, "*Prior to commencement of development written details of the means of enclosure will be submitted to and approved in writing by the Local Planning Authority*". This means that a lawful commencement of the approved development cannot be made until the particular requirements of the pre-condition(s) have been met.
3. This decision has been made in a positive way to foster the delivery of sustainable development having regard to Development Plan policies and available guidance to secure high quality appropriate development. In this application whilst there has been a need to balance conflicting considerations, the local planning authority has secured and accepted what is considered to be a development which improves the economic, social and environmental conditions of the area.
4. The development hereby approved results in a requirement to make payments to the Council as part of the Community Infrastructure Levy (CIL) procedure. A Liability Notice setting out further details, and including the amount of CIL payable will be sent out separately from this Decision Notice. You are advised to read the Liability Notice and ensure that a Commencement Notice is submitted to the authority prior to the commencement of the development. Failure to submit the Commencement Notice will result in the loss of any exemptions claimed, and the loss of any right to pay by instalments, and additional costs to you in the form of surcharges. For further details see the website at www.westberks.gov.uk/cil

Decision Date: - 8th August 2019

A handwritten signature in black ink, appearing to read 'Gary Lugg', with a stylized flourish at the end.

Gary Lugg
Head of Development and Planning

STATEMENT OF APPLICANT'S RIGHTS ARISING FROM THE REFUSAL OF PLANNING PERMISSION OR FROM THE GRANT OF CONSENT SUBJECT TO CONDITIONS

1. If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may by notice appeal to the First Secretary of State for the Office of the Deputy Prime Minister in accordance with Section 78 of the Town and Country Planning Act 1990 within six months of the date of this notice. (Appeals must be made on a form which is obtainable from The Planning Inspectorate. Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN) or online using the Planning Portal at www.planningportal.co.uk.
2. The Secretary of State has power to allow a longer period for the giving of notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provisions of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the local planning authority was based on a direction given by him.
3. If permission to develop land is refused or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment Transport and Regions, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the district in which the land situated, as the case may be, a purchase notice requiring that the council to purchase his interest in the land in accordance with the provisions of part IX of the Town and Country Planning Act 1990.
4. In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 119 of the Town and Country Planning Act 1990.

Item No	Application No. and Parish	8/13 week date	Proposal, Location and Applicant
(2)	19/00772/RESMAJ Burghfield Parish Council	5 th July 2019 8 th August 2019	Approval of reserved matters application following outline application 16/01685/OUTMAJ for 28 dwellings. Matters to be considered: Appearance, Landscaping, Layout and Scale. Land Adjacent To Primrose Croft Reading Road Burghfield Common Crest Nicholson South

To view the plans and drawings relating to this application click the following link:
<http://planning.westberks.gov.uk/rpp/index.asp?caseref=19/00772/RESMAJ>

Recommendation Summary: **The Head of Development and Planning be authorise to grant approval of reserved matters subject to conditions.**

Ward Members: Councillor G. Bridgman
 Councillor R. Longton
 Councillor G. Mayes

Reason for Committee Determination: More than 10 letters of objection.

Committee Site Visit: 31.07.2019

Contact Officer Details	
Name:	Ms Lydia Mather
Job Title:	Senior Planning Officer
Tel No:	(01635) 519111
E-mail Address:	Lydia.mather@westberks.gov.uk

1. Relevant Site History

16/01685/OUTMAJ, 2018, approval of outline planning application for 28 dwellings. Matter to be considered: access. Matters reserved: appearance, landscaping, layout and scale.

18/03027/COND1, 2019, approval of application for approval of details reserved by condition 7: access details, 8: visibility splays, of permission 16/01685/OUTMAJ.

19/00744/COND2, 2019, approval of application for approval of details reserved by condition 14: tree protection, 15: tree protection construction precaution, 16: arboricultural method statement, 17: arboricultural supervision, of permission 16/01685/OUTMAJ.

19/01870/COND3, 2019, pending consideration, application for approval of details reserved by conditions 18: habitat management, 20: reptile mitigation strategy, and 24: biodiversity enhancements of permission 16/01685/OUTMAJ.

19/01871/COND4, 2019, pending consideration, application for approval of details reserved by conditions 9: drainage, and 11: parking and turning, of permission 16/01685/OUTMAJ.

10/02978/SCREEN, 2010, environmental statement not required, screening opinion for erection of 28 dwellings with associated works.

A number of refused applications prior to 1994 ranging from 1 to 18 dwellings, some of which were appealed and dismissed.

2. Publicity of Application

Press Notice Expired: 16th May 2019.

Site Notice Expired: 4th June 2019.

3. Consultations and Representations

Burghfield Parish Council:

Objection. Matters raised include: that the public footpath on Reading Road would be on the opposite side from the development and no form of crossing to allow pedestrians to cross safely; density of 30 dwellings per hectare not sympathetic to character of the area; environment and parking in front of houses not in accordance with Burghfield Parish Design Statement; no clear buffer between dwellings and ancient woodland affecting its ecological integrity; poor layout encouraging on street parking; lack of provision for alternative modes of transport such as cycle ways; affordable housing not evenly distributed in the development; housing and bin stores layout in close proximity to the Hollies nursing home; distance of site from facilities in Burghfield Common and no transport statement or travel plan; no second access for emergency vehicles.

Highways:	Initial comments: swept path plans for refuse vehicles required; amended plans requested for block paving of driveways not to extend into service margin of footway and block paved footways not acceptable for those which will be adopted; one cycle stand per bedroom within the flats required; other details submitted acceptable.
	Comments following receipt of amended plans/additional information: No objection subject to condition on electric vehicle charging points; swept path for refuse vehicle acceptable; parking layout acceptable; internal roads and footpaths and hard surfacing acceptable; street lighting acceptable; cycle storage acceptable subject to plan of that for flats showing 6 cycles.
Environmental Health:	No objection subject to conditions identified on hours of work, scheme of works to minimise dust and land contamination, and informative on construction noise.
Local Lead Flood Authority:	Slopes of the drainage pond should be shallower, request amended plans to include steps. Additional information requested on dry ditch and off site watercourse the drainage is proposed to join to.
Tree Officer:	No objection subject to condition to secure submitted landscaping scheme.
Waste Management:	No objection subject to condition for refuse storage details to be provided.
Ecology:	No objection. Comment that outline permission conditions applied on lighting strategy, reptile mitigation and biodiversity enhancements which will need to take account of bats and the drainage pond/swale and include bat boxes for plots 23-28, 9-15 and 17.
Joint Emergency Planning:	No objection to submitted or amended scheme.
Office for Nuclear Regulation:	No objection to submitted or amended scheme.
Housing Development Officer:	Change requested to the tenure of the affordable housing units. Comments on the affordable housing not being pepper potted through the site. Comment on amended plans that the affordable 2 and 3 bedroom units still vary from identified need.
Thames Water:	No objection subject to condition on drainage strategy.

Local Policing:	Request boundary treatment plans of 1.8 metres close boarded fencing; request secluded areas around plots 9 to 14 be secured with 1.8 metre close board fencing; request additional active window be included to overlook recessed parking spaces; request to secure alleyway to plot 19; request alterations to layout of groundfloor flats to provide additional surveillance; request details of access controls and secure post boxes for flats; request secure bin and cycle storage for flats; request low level dusk to dawn lighting above each communal entrance door. No comments received on amended plans.
No comments received from:	Fire Authority, Berkshire SPOKES, Berkshire Buckinghamshire and Oxfordshire Wildlife Trust, Public Rights of Way, Ramblers' Association, West Berkshire Countryside.
Correspondence:	<p>19 letters of objection to original submission and objections maintained regarding the amendments. Matters raised include:</p> <ul style="list-style-type: none"> • Layout does not provide adequate space for visitor parking or safe places for on street parking; • Inadequate distance to the Hollies and inadequate landscape buffer leading to loss of privacy and outlook and increase in noise for residents of the Hollies; • Failure to safeguard woodland, lack of 15m buffer to ancient woodland, housing should front the woodlands and lack of measures for its upkeep and ecological enhancements; • Proximity of drainage pond and pumping station to woodland and veteran trees; • Reliance on out of date and inadequate ecological survey reports, current site conditions are such that greater number and variety of protected species will be affected; • Existing issues with main sewer in proximity to site that would limit the foul drainage of the site; • Lack of consideration of traffic impacts on Reading Road; • Layout and design out of keeping with semi-rural edge of village; • Lack of public amenity space on site; • Impact on amenity of Primrose Croft from access and traffic into site and restricted outlook; • Loss of mature soft landscaping by access to site and screening for Primrose Croft; • Impact on boundary wall to the Hollies from planting and lack of access for maintenance; • Non-native species proposed in landscaping plans which would impact the woodland; • Lack of fencing to drainage pond; • Development contrary to planning policies and previous appeal decisions.

4. Policy Considerations

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of any planning application must be made in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The statutory development plan comprises:
The West Berkshire Core Strategy 2006-2026
Housing Site Allocations Development Plan Document 2006-2026
The West Berkshire District Local Plan Saved Policies 2007
The South East Plan 2009 Policy in so far as Policy NRM6 applies
The Replacement Minerals Local Plan for Berkshire 2001
The Waste Local Plan for Berkshire 1998
- 4.3 The following Core Strategy policies carry full weight and are relevant to this application:
National Planning Policy Framework Policy
Area Delivery Plan Policy 1: Spatial Strategy
Area Delivery Plan Policy 6: East Kennet Valley
CS 1: Delivering New Homes and Retaining the Housing Stock
CS 4: Housing Type and Mix
CS 6: Provision of Affordable Housing
CS 8: Nuclear Installations – AWE Aldermaston and Burghfield
CS 13: Transport
CS 14: Design Principles
CS 15: Sustainable Construction
CS 16: Flooding
CS 17: Biodiversity and Geodiversity
CS 18: Green Infrastructure
CS 19: Historic Environment and Landscape Character
- 4.4 The Housing Site Allocations Development Plan Document policies carry full weight and are relevant to this application:
GS.1: General Site Policy
HSA.16: Land to the rear of The Hollies, Burghfield Common
C1: Location of New Housing in the Countryside
P1: Parking Standards for Residential Development
- 4.5 The saved policies of the West Berkshire District Plan carry due weight according to their degree of conformity with the National Planning Policy Framework. The following saved policies are relevant to this application:
TRANS.1: Meeting the Transport Needs of New Development
OVS.5: Environmental Nuisance and Pollution Control
OVS.6: Noise Pollution
OVS.7 and 8: Hazardous Substances
- 4.6 Other material considerations include government guidance, in particular:
The National Planning Policy Framework 2018
The Planning Practice Guidance Suite
Manual for Streets
Conservation of Habitats and Species Regulations 2017

- 4.7 In addition the following locally and regionally adopted policy documents are material considerations relevant to this application:
Supplementary Planning Document: Quality Design 2006
Supplementary Planning Document: Sustainable Drainage 2017
Burghfield Parish Design Statement 2011

5. Procedural Matters

- 5.1 Under the Community Infrastructure Levy Charging Schedule adopted by West Berkshire Council and the government Community Infrastructure Levy Regulations new dwellings are liable for CIL.

6. Description of Development

- 6.1 The application is for the reserved matters of appearance, landscaping, layout and scale for permission 16/01685/OUTMAJ. The outline permission granted approval for 28 dwellings and the access to the site, including a pedestrian island for crossing Reading Road.
- 6.2 The 16/01685/OUTMAJ included an approved parameter plan showing the access from Reading Road, access into the phase 2 land; extent of developable area; landscape buffer to the Hollies; a 1m buffer off Pondhouse Copse woodland; and an indicative alignment of the internal road and service margins. The permission also had an accompanying legal agreement and highways agreement which covered: the provision of 8 social rented dwellings and 3 shared ownership dwellings; off-site highways contribution for 2 additional crossings points on Reading Road and widening of the pedestrian footway on the opposite side of the application site; and provision of public open space.
- 6.3 The proposed layout would have plots 1 and 2 fronting Reading Road and plot 17 would be set further back but also orientated towards Reading Road. Plots 14 to 16 are orientated at 90 degrees to the main internal road with gardens to the south. The remaining plots front onto the main internal road with gardens to the rear facing east or south towards the Hollies or north towards Pondhouse Copse. The drainage pond and pumping station would be towards the north west corner of the plot. The parking for each property would either be to the front or side of the dwellings, or a combination thereof.
- 6.4 With regard to appearance and scale 14 of the dwellings would be detached, 8 would be semi-detached pairs, and 6 would be a block of flats. The materials would be a combination of brown or grey roof tile, yellow, or dark red or red multi facing bricks with 5 dwellings with tile hanging. All dwellings would be two storey with single storey garaging and sheds. With the exception of the block of flats which would have one part of the roof as a hipped roof, the remainder of the development would have gable ends, with 10 of the dwellings having a front facing gable end protrusion. The overall height would be 9 metres from proposed ground level.
- 6.5 The landscape buffer to the Hollies was increased to 3 metres, and the 1 metre buffer to Pondhouse Copse in the approved parameter plan has been maintained. Planting is proposed within the buffer to the Hollies, and planting around the site including new trees and large specimen trees, front garden shrubs and formal

hedges, understorey planting and site boundary hedging, as well as ornamental shrubs, grasses and bulbs within the public open space areas.

- 6.6 The hard landscaping is primarily the main internal road and footpaths, driveways and private footpaths to dwellings. The materials for these include tarmac, concrete block paving, permeable block paving, concrete setts, retaining walls and steps for those dwellings whose rear garden is at a lower ground level, and reinforced grass for vehicle access to the pumping station. In terms of boundary treatments a 1.2 metre timber post and rail fence would be at the front of the site towards Reading Road at the termination of the internal road and to the boundary of the site towards the public right of way. 1.8 metre timber close boarded fences are proposed around the private gardens of the dwellings. There would be 1.8 metre walls towards the front of the site by plots 1, 16 and 17.

7. Consideration of the Proposal

PRINCIPLE OF DEVELOPMENT

- 7.1 The site is part of a wider parcel of land which was allocated for housing development under the Housing Site Allocations DPD by policy HSA16 and has been incorporated into the settlement boundary of Burghfield Common. Outline permission has been granted for this part of the site for 28 dwellings and the main access into the site. The principle of development has therefore been established and there have been no changes to the local development plan policies since the outline permission was granted. The Council's Emergency Planning and the Office for Nuclear Regulation have confirmed no objection with regard to the land use planning consultation zone. This application is for the reserved matters of layout, scale, appearance and landscaping. Access was approved in detail under the previous application.

LANDSCAPING

- 7.2 Policy CS18 of the Core Strategy expects new development to provide open spaces of an appropriate size and links to existing green infrastructure. It states specific standards in new developments are to be identified in the Site Allocations DPD.
- 7.3 Policy HSA16 of the Housing Site Allocations DPD for this site requires the following landscape measures:
- reflect the semi-rural edge of Burghfield Common through appropriate landscaping;
 - provide an appropriate landscape buffer adjacent to The Hollies to minimise impact on the residents.
- 7.4 The Council's Tree Officer, Public Rights of Way and Countryside (Grounds Maintenance) were consulted on the application. No comments were received from Public Rights of Way or Countryside. The open space is a requirement of the legal agreement associated with the outline permission and requires that a landscape plan be approved. The legal agreement also sets out the maintenance requirements until it is transferred to the Council or a management company.
- 7.5 It remains the case, as indicatively shown with the outline permission, that the drainage and open space are proposed as a combined feature on site. The issue of

the indicative position of the open space and drainage shown at outline stage was that it would have been behind properties and lacking natural surveillance. This has been addressed by bringing it into the site more with properties facing and to one side of it, so there would now be more natural surveillance. The area of open space was not considered sufficient to warrant refusal at outline stage due to the relatively small scale of development proposed. As the scale of development is relatively unchanged from that indicated at outline stage, it remains the case that the area of open space is on balance sufficient.

- 7.6 With regard to links to existing green infrastructure the improvements requested by Public Rights of Way at outline stage as noted in the Committee report at that time would fall under the Community Infrastructure Levy, and could be bid for to secure the improvements to the bridleway to the north west of the site for walkers and cyclists to use as a safe route to schools. Public Rights of Way have not commented on the reserved matters as to whether a gap in the proposed 1.8m perimeter fence should be provided to enable access from the site onto the bridleway.
- 7.7 In terms of the buffer to The Hollies the initial plans maintained the buffer of the approved parameter plan of the outline permission. Amended plans increased this to 3m, and altered the proposed planting within it to provide additional screening.
- 7.8 The Council's tree officer has commented on the reserved matters and advised that a good mix of new trees and shrub planting around the site has been proposed, and that the boundary hedge and tree planting to the boundary with The Hollies would provide screening. Furthermore, the internal road, open space and areas fronting the road planting are considered acceptable. The tree officer advised a condition for the landscaping to be provided in accordance with the submitted scheme.
- 7.9 The hard landscaping of boundary treatments and footways are outlined in paragraph 6.6, above. The boundary to Reading Road and the boundaries in areas not enclosing dwellings would be relatively open with a post and rail fence. Within the site there is limited boundary treatments to the front of the plots, but close boarded fencing around rear gardens and to side accesses to plots. Block paving would generally be used for footpaths to dwellings and parking areas.
- 7.10 The proposed landscaping scheme would provide open space with natural surveillance, an enlarged buffer to The Hollies beyond that approved at outline in the parameter plan, and provide varied landscape planting with much of the front of the site would be relatively open with minimal hard landscaping to the front of dwellings. There is the potential for increased links with the bridleway to the north west, and a condition has been identified to secure the landscaping. With this condition the proposed landscaping is considered to accord with the development plan.

APPEARANCE

- 7.11 Policy GS.1 of the Housing Site Allocations DPD requires all housing sites to respond positively to the local context, ensuring a high quality of design that responds effectively to the character of the surrounding area. Policy CS14 of the Core Strategy requires high quality design that respects and enhances the character and appearance of the area, with regard to the immediate area and wider

locality. Policy CS19 also requires regard to be given to ensuring new development is appropriate in design in the context of the existing settlement.

- 7.12 Paragraph 6.4 above outlines the types of dwellings and the materials proposed. The development immediately either side of the site is a single dwelling in a relatively large plot and the larger building of the care home of The Hollies which is across most of the width of the plot. In the surrounding area dwellings in closer proximity to the site are generally detached, whilst there are instances of short rows of terraces and semi-detached dwellings in the wider locality. The majority of dwellings in the area are of red brick with tile roof, with some painted white, and generally gable end roofs.
- 7.13 The proposed landscaping responds to the locality; the surrounding area having trees, hedging, fencing and walls to front boundaries with limited hard boundary treatments to the front of dwellings where they are set within estates off the main road.
- 7.14 In this context the proposed dwellings are considered to be of a design that responds to the local context and has had regard to the immediate and surrounding area in the context of the existing settlement. The exact specification of materials has not been provided, but can be secured by condition. As such the appearance is considered in accordance with the development plan.

SCALE

- 7.15 Policy HSA16 of the Housing Site Allocations DPD requires the provision of a mix of dwelling types and sizes on the allocated site. Policy ADPP1 states that the scale and density of development will be related to the site character and surroundings, and ADPP6 that development respond positively to local context. Policy CS4 of the Core Strategy expects new development to contribute to an appropriate mix of dwelling types and sizes.
- 7.16 With regard to density under policy CS4 this was considered at outline stage and it was established that the site was capable of accommodating 28 dwellings for which outline permission was granted.
- 7.17 The market housing would primarily be 4 bedroom houses (13), with 4x 5 bedroom houses. All of the smaller units would be affordable – 6x 1 bedroom flats, 2x 2 bedroom houses and 3x 3 bedroom houses. It was noted in the Committee report at outline stage that the surrounding area indicated that larger size dwellings would be in keeping with local character, and at that stage the indicative housing mix was for a greater proportion of larger dwelling sizes.
- 7.18 The applicant maintains that the proposed larger market housing is in response to market need, although the 2016 Berkshire Strategic Housing Market Assessment indicated a more pronounced need for 2 and 3 bedroom dwellings. These would be provided as affordable units on site.
- 7.19 The Council's Housing Development Officer was consulted on the proposal. The proposed housing mix was amended from the original submission in response to the Housing Development Officer comments that the current need for a scheme of 28 dwellings would be 5x 1 bedroom affordable units, 4x 2 bedroom affordable

units, and 2x 3 bedroom affordable units. In terms of market housing 13x 4 bedroom units and 4x 5 bedroom units.

- 7.20 The proposed mix of market dwellings is therefore in accordance with the Housing Development Officer's comments. The affordable units would over provide 1 bedroom units by 1, under provide 2 bedroom units by 2, and over provide 3 bedroom units by 1.
- 7.21 In terms of the scale of the dwellings proposed (excluding garages) and their height and massing the proposed dwellings would be up to 9m in height, with a footprint of 90 to 118 m2, with the flats and the semi-detached pair of houses 190 and 180 m2. Primrose Croft is approximately 150m2, and opposite the site No. 1 Hillside is approximately 90m2 (and the original plans for this plot show it was a 4 bedroom dwelling), and No. 10 Hillside approximately 140m2. The Hollies is approximately 1,000m2.
- 7.22 The proposed plots are smaller than those in the immediate surrounding area, but are comparable to those slightly further south west.
- 7.23 The proposed mix of development would meet the requirement for the proportion of market and affordable dwellings to be provided on site. The affordable housing units whilst not fully in accordance with local housing need, is a better mix than initially proposed, and the market dwellings are in line with identified need by the Housing Development Officer.
- 7.24 The scale of development in terms of massing and size would be in keeping with other properties in the area, with slightly smaller plots but not uncharacteristic of the area. With regard to the affordable housing units these are to be secured by the legal agreement associated with the outline permission. Overall the proposed scale of development is considered to comply with local development plan policies.

LAYOUT

- 7.25 Policies GS1 and HSA16 of the Housing Site Allocations DPD outline a number of criteria to be applied to the allocated housing site. The officer report on the outline permission reviewed these considerations. Whilst the illustrative drainage strategy raised concerns from the lead local flood authority it is the case that an integrated water supply and drainage strategy was considered capable of being accommodated, no objections were raised by Thames Water, and conditions were applied to secure a drainage strategy.
- 7.26 The accessibility of the site and measures to mitigate the impact of the development on the local road network were considered by Highways and found acceptable under the outline permission. These measures include widening of the existing footpath on the opposite side of Reading Road and crossings. The outline permission considered the biodiversity impacts of the development with conditions applied including for a habitat management plan, bat and reptile mitigation. The outline permission also included a landscape visual impact assessment and the parameters plan for the developable area of the site was informed by this.
- 7.27 With regard to this reserved matters application the proposed layout complies with the parameter plan with regard to the developable area. With regard to drainage

policy CS16 of the Core Strategy requires all development sites to manage surface water in a sustainable manner via sustainable drainage methods with attenuation to greenfield run-off rates and volumes, and where possible other benefits such as water quality, biodiversity and amenity.

- 7.28 Thames Water and the lead local flood authority have been consulted on the application. Thames Water raise no objection and request a condition also recommended at outline stage that the foul and surface water drainage statement be adhered to.
- 7.29 There were issues obtaining a consultation response from the lead local flood authority. They required more information on the dry ditch and the watercourse downstream that it leads to be shown on the plans. Due to the steepness of the sides of the proposed drainage pond it was requested that a set of steps be incorporated into it to provide an improved means of access for maintenance and a safe route out.
- 7.30 The conditions applied to the outline permission would still need to be complied with such as run-off and capacity calculations, permeable paving and maintenance including that of the pond. The proposed off-site discharge would also require an Ordinary Watercourse Consent from the Council as land drainage authority, which is separate from planning. Subject to the further details of the dry and wet watercourse off site and the steps to be provided in the drainage pond as part of a discharge of condition application under the outline permission the lead local flood authority advice is that the proposed layout still enables a sustainable drainage system to be incorporated into the development. As such the layout would comply with policy CS16 on flooding.
- 7.31 Policy P1 of the Housing Site Allocations DPD outlines the parking requirements for residential development, this site being within zone 3. The requirements in this zone for the development proposed are 1.5 spaces per 1 bedroom flat, 2 spaces per 2 bedroom house, 2.5 spaces per 3 bedroom house, and 3 spaces per 4 bedroom house. Garages are not included as a parking space. In total for this development 72 car parking spaces are required. The amended plans show 78 parking spaces, excluding garages.
- 7.32 Policy P1 also requires electric vehicle charging points which can be communal for flats and shared parking areas and individual points incorporated into houses. It also requires cycle storage in accordance with the Council's standards. The electric vehicle charging points can be secured by condition. The amended plans include sheds to accommodate cycle storage, as well as a refuse strategy for the location of refuse storage. Both the cycle and refuse storage were secured by condition on the outline permission. The proposed layout accords with the development plan with regard to parking provision and location of bin and cycle storage.
- 7.33 With regard to the layout of the internal road and footpaths Highways requested amended plans to demonstrate an 11m refuse vehicle could access the development, which was provided and accepted by Highways. Some of the details of the materials for the footways were requested to be amended by Highways which was also submitted and accepted. Furthermore, confirmation was received via Highways that the Council's electrical team advised the submitted street lighting was in accordance with the Council's current lighting specification. The internal road

and footway layout is therefore considered to accord with policies TRANS.1 and CS13.

- 7.34 Policy CS17 requires biodiversity assets to be conserved and enhanced and outlines the approach to development in proximity to locally designated sites, habitats, species, wild flora and fauna. Policy CS18 requires green infrastructure, such as trees covered by tree protection orders and public rights of way to be protected and enhanced. The Council's Tree Officer, Public Rights of Way and Ecology contact were consulted on the application.
- 7.35 As outlined in paragraph 7.25 the outline permission considered the ecological impacts and applied conditions which will need to be complied with, as well as informing the developable area of the parameter plan. It is the case that at outline stage a preference was expressed for dwellings to face towards the woodland and/or for the internal road to be alongside the woodland to better protect the woodland and ecology. However, the committee report for the outline permission also notes that the depth of the site to the rear of The Hollies was unlikely to be sufficient to enable that layout. The outline application did not require layout to be submitted at that stage, nor did it apply restrictions beyond the 1m buffer to the woodland to the developable area, and nor did it consider 28 dwellings to be beyond the capacity of the site.
- 7.36 The Council's Tree Officer has raised no objections to the proposed layout in terms of impact on the trees of the woodland which are to be retained, or impact on the amenity of future occupants of dwellings towards the woodland due to the trees. Nor do they raise any objection to the proposed drainage pond with regard to tree impacts. It is understood the Council is in the process of placing the woodland under a group tree protection area.
- 7.37 In order to protect the buffer between the rear garden boundary fence of the dwellings along this boundary and the edge of the site to the woodland a condition removing permitted development rights for means of enclosure to ensure access is not created to the woodland is recommended.
- 7.38 The Council's ecology contact advised that the conditions applied at outline stage for bat and reptile mitigation and habitat management will need to be complied with, and identified the plots where bat boxes will need to be installed. It was agreed that boundary treatments were required to the rear gardens of dwellings to ensure the buffer is provided to separate the dwellings from the woodland and conserve it as a local wildlife site. With regard to the ancient woodland it was advised that this does not cover the whole of the woodland area. The ancient woodland part is at least 15 metres away, the proposed development therefore complying with the standing advice of Natural England's of a 15m buffer as a means of conserving ancient woodland. It was also advised that the submitted lighting strategy is not sufficient for all parts of the lighting condition applied to the outline permission, which would still need to be discharged.
- 7.39 Public Rights of Way did not comment on the application. Thames Valley police commented on the lack of boundary information submitted, additional lighting requirements, and areas of the site that lack natural surveillance and might lead to anti-social behaviour. No comments were received from them with regard to the amended plans. The subsequently proposed boundary treatments and most of the

amendments to the parking strategy would now provide adequate security of private property.

- 7.40 However, a balance needs to be struck with the ecological impacts within the site. It would not be appropriate to block the area to the rear of plot 13 which serves as a buffer to the woodland and may prevent wildlife access to and across the site. Although some maintenance of this area would be required, it is likely to be unkempt and relatively inaccessible to people. Similarly whilst security lighting to access doors would be required, parts of the site used by foraging bats would need to be kept dark. Whilst 1.8m close boarded fencing is required to provide security to private property, amendments were required to the boundary treatments for 1.2m post and rail fencing where it isn't enclosing private space – at the end of the internal road to the west, and at the north east of the site towards the public right of way. This is partly to protect trees, partly to make the wider site more permeable visually with its surroundings, and primarily to increase permeability of the site to wildlife. Overall the layout complies with the development plan with regard to biodiversity and green infrastructure.
- 7.41 Policy CS14 of the Core Strategy requires development to make a positive contribution to quality of life. Policy HSA16 of the Housing Site Allocations DPD for this site required an appropriate landscape buffer adjacent to The Hollies to minimise any impact on residents, and the outline parameter plan excluded an area in this location from the developable area of the site. The Quality Design SPD on residential development outlines factors to be considered with regard to privacy, overlooking, daylight and outlook, and private amenity space.
- 7.42 Amended plans were submitted which increased the landscape buffer to The Hollies, and reduced the depth of some front gardens to increase the separation distance of dwellings from the building. The amendments also included some reconfiguration of the proposed plots with regard to garden sizes. Furthermore, some of the rear garden terraces were adjusted to reduce the potential of overlooking into adjacent properties.
- 7.43 With regard to separation distances the design guidance states that 21m 'back to back' is an established minimum distance for privacy, and a greater distance may be required where living rooms or dining rooms are located above the ground floor. The Hollies has gable end protrusions on its rear and side elevation towards the site. Proposed plots 19 and 22 would be at least 21.5m from these protrusions on The Hollies, and plots 18, 20 and 21 would be at least 23.5m from the rest of the rear wall of The Hollies. Plots 3 and 4 to the side of The Hollies would be at least 21.5m from the main part of the side wall of The Hollies, but less than 20m to the protruding part of The Hollies opposite plot 4. This would affect one window at The Hollies. It is understood from objections received that there are living rooms at first floor level within The Hollies. A separation distance of more than 21m would be provided for all but one first floor window at The Hollies, including a landscaping buffer of 3m.
- 7.44 Of the objections received reference was made to the appeal decision in 2011 for residential development on this site with regard to impact on The Hollies. The appeal decision did not accept the Council's position at that time that exceeding 21m separation distance was insufficient in providing for The Hollies amenity. It

would therefore not be a position the Council could subsequently maintain with regard to layout.

- 7.45 The location of the proposed dwellings is such that the majority will be to the north of The Hollies and Primrose Croft and would not therefore cause loss of light into these buildings from overshadowing from the dwellings. The landscaping within the buffer to The Hollies may cause some loss of light and/or overshadowing to the side elevation in the early mornings and to the rear in the late afternoon and evening. It should be noted that the building of The Hollies itself creates shade to the rear terrace for much of the day except in the afternoon when the sun is in the west. The side access to the east of The Hollies would be overshadowed in the afternoon and evening. There is a balance to be had between adequate landscape buffer required by the outline permission and overshadowing. Where the privacy of residents was considered paramount the proposed landscaping would achieve this. If the preference of The Hollies is for less landscaping within the buffer a condition could be applied for a separate landscaping scheme to be submitted for this area only.
- 7.46 The dwelling of Primrose Croft would be separated from the building of plot 17 by 17.5 metres. Plot 17 would be side on and set back from Primrose Croft with a single first floor window serving an en-suite bathroom. Permitted development rights can be removed for this dwelling to prevent additional first floor windows or roof lights which might cause overlooking. Plots 14 to 16 would be at least 35 metres from the dwelling of Primrose Croft.
- 7.47 The barge boarding of 0.45m height along part of the boundary with Primrose Croft and plot 17 would result in that boundary fence/wall being up to 2.25m in height. This is 25cm more than the maximum allowed under permitted development rights and would be at least 13.5 metres from the dwelling of Primrose Croft. Where it is located along roughly two thirds of one boundary and predominantly to the rear of the property, and where Primrose Croft is a relatively large plot, the impact on their quality of life in planning terms is not considered harmful. Overall the development is considered to comply with the Quality Design SPD with regard to separation distances, light and outlook.
- 7.48 Under the Quality Design SPD private garden areas should be 70m² for 1 and 2 bedroom properties and 100m² for 3 or more bedroom properties. Flats should have 25m² per flat to calculate the communal open space. The proposed garden areas have been checked, as well as the useable garden areas where part of some gardens to the rear of the site would include slopes with gradients of 1:2. With the exception of plots 5, 21 and the flats all units would meet the garden area requirements. Plot 21 is 2m² below the requirement, and plot 5 8m² below the requirement. This is partly due to the increase in the depth of the landscape buffer to The Hollies. Both plots are considered to have sufficient space for garden sheds, washing lines, area for sitting out and children's play.
- 7.49 The plots to the rear of the site would have part of their garden as a raised terrace. Discarding the 1:2 slopes to the rear of these gardens as these would not be particularly useable, these gardens would still have an area of at least 100m². The flats however, when the 1:2 slope is discarded, would have 115m² area rather than 150m². Furthermore, the proposed bin and cycle store shed outside the flats would be 3m from a ground floor window to a habitable room which is considered to restrict their outlook. It has been requested that this garden area be reviewed and

the shed moved 90 degrees to back on to the unallocated car parking spaces which would also provide an area of amenity space to the front of the flats. It is considered that there is scope to provide a larger garden area and bin and cycle storage for the flats that do not impact on the outlook of the ground floor flat. If additional information on these matters is not submitted within 5 working days of the Committee meeting conditions will be recommended only for this area of the site for ground levels and garden area.

- 7.50 Policy CS19 of the Core Strategy requires that development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character. Part of the proposed layout involves some alterations to the existing ground levels within the site and consideration needs to be given to the level of engineering works and their impact on the character of the area. The external levels drawing, sections and street elevations drawing between them show that in general the ground levels within the site will increase to provide level platforms for the development. Most of these changes will be gently graded. The areas that require a greater level of works are to the north west boundaries, part of the east boundary with Primrose Croft, and a small part of the west boundary with The Hollies.
- 7.51 Areas of banking are proposed to the boundary with The Hollies alongside the dwelling of plot 2. This is small area which will not be particularly visible or apparent in the street scene. The banking where the internal road terminates, around the boundary with the flats and along the rear boundary to plots 9 to 12 will not be apparent where it is towards the woodland and gravel boarding to retain soil within the development will be 0.6 metres in height in this location. The Tree Officer and Ecology contact raise no objection to the levels.
- 7.52 It is the case that the banking to the western boundary at the end of the internal road will appear somewhat incongruous, however, this is unavoidable given this would be the point of access into the remainder of the allocated site. The gravel board on the boundary with Primrose Croft would be 0.45m in height to retain the soil to provide the ground levels for plot 17. The change in levels would not otherwise be apparent and the levels between the front of plot 17 to the road would have a gentle incline. In terms of the impact on the wider character of the area and within the plot the engineering works required are considered to be appropriate under policy CS19.
- 7.53 The overall layout of the site and its impact are considered to accord with the development plan with regard to drainage, parking, internal road layout, biodiversity, green infrastructure, quality of life and character of the area, subject to the conditions identified.

8. Conclusion

- 8.1 As the application is for reserved matters the recommendation for approval does not result in a planning permission, which has already been granted with the outline permission. In terms of the reserved matters there are a few matters of under provision, but are not of such impact that there is direct conflict with the development plan. These are the area of open space, the tenure of affordable housing units, some areas of private amenity space, and one first floor window of The Hollies less than 21m from the opposite dwelling. There will also be some impact on Primrose Croft with regard to boundary treatments and the potential for

overlooking were additional windows to be added to the side elevation of plot 17, which can be controlled by condition. Conditions can also be applied on the landscaping within the buffer to The Hollies if it is considered the tree planting would unduly impact light by overshadowing, and for levels and garden area for the flats if additional information is not received. The appearance, scale, landscaping and layout otherwise meets the parameters set at outline and the requirements of policy and guidance of the development plan.

9. Full Recommendation

- 9.1 The Head of Development and Planning be authorised to grant permission subject to conditions.

10. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the approved drawing numbers and documents:

Received on 5 April 2019

C-3000 Revision C

C-3001 Revision C

C-3005 Revision C

C-3006 Revision C

C-3010 Revision D

C-3011 Revision D

C-3015 Revision C

C-3025 Revision C

C-3030 Revision C

C-3035 Revision C

C-3040 Revision C

C-3041 Revision C

C-3042 Revision C

C-3045 Revision D

C-3050 Revision C

D7438.400

WLC194-1300-001 Revision A

The Environment Partnership Landscape Management and Maintenance Plan
Design and Access Statement

Received on 5 July 2019

C-1020 Revision L

C-1021 Revision L

C-1024 Revision L

D7438.001 Revision 05

D7438.101 Revision 06

D7438.102 Revision 06

D7438.103 Revision 06

D7438.200 Revision 05

D7438.201 Revision 05

D7438.202 Revision 05

D7438.203 Revision 05

D7438.301

174961-03 Revision G

Received 10 July 2019
C-1022 Revision L
C-1023 Revision L

Received 17 July 2019
174961-05 Revision C

Received 18 July 2019
C-3020 Revision D
C-3021 Revision A
C-3030 Revision H

Received on 22 July 2019
D7438.003 Revision 04

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 No development above the foundations of any dwelling shall take place until a schedule of the materials detailing the manufacturer and specifications to be used in the construction of the external surfaces of the dwellings hereby permitted has been submitted to and approved in writing by the Local Planning Authority. This condition shall apply irrespective of any indications as to these matters which have been detailed in the current application. Samples of the materials shall be made available for inspection on request. Thereafter the development shall be carried out in accordance with the approved materials.

Reason: To ensure that the external materials are visually attractive and respond to local character in accordance with the National Planning Policy Framework 2019, Policies ADPP1, CS14 and CS19 of the West Berkshire Core Strategy 2006-2026, Policy GS1 of the Housing Site Allocations DPD 2006-2026, and Supplementary Planning Document Quality Design 2006.

- 3 Should any unforeseen land contamination be found during the development all relevant works shall cease and details of the contamination and the mitigation measures required, including timescales, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the mitigation measures shall be provided in accordance with the approved details prior to the first occupation of the relevant dwelling(s). Details of compliance with the mitigation shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of the relevant dwelling(s). Should any land contamination not be found during development confirmation of this shall be submitted to the Local Planning Authority upon completion of the construction of the dwellings hereby permitted.

Reason: To protect the amenity of future occupants in accordance with the National Planning Policy Framework 2019, policy CS14 of the West Berkshire Core Strategy 2006-2026, and policies OVS.6, OVS.7 and OVS.8 of the West Berkshire District Local Plan Saved Policies 2007.

- 4 The drainage pond hereby permitted shall not be brought into use until details of its ongoing maintenance have been submitted to and approved in writing by the Local

Planning Authority. Thereafter the drainage pond shall be maintained in accordance with the approved details.

Reason: To ensure the drainage and surface water flooding for the site is sustainably managed and maintained in accordance with the National Planning Policy Framework 2019, policy CS16 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026 and the Supplementary Guidance Document: Sustainable Drainage Systems 2018.

- 5 No dwelling shall be occupied until details of electric vehicle charging points for each house and communal points for the flats have been submitted and approved in writing by the Local Planning Authority and the electric vehicle charging points have been provided in accordance with the approved details. The details shall provide 7kw chargers for individual dwellings and 22kw chargers for communal areas, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of sustainable development in accordance with the National Planning Policy Framework 2019, and policy P1 of the West Berkshire Housing Site Allocations DPD 2006-2026.

- 6 No dwelling shall be occupied until the vehicle parking and/or turning spaces have been surfaced, marked out and provided in accordance with the approved plans. The parking and/or turning space shall thereafter be kept available for parking (of private motor cars and/or light goods vehicles) at all times.

Reason: To ensure the development is provided with adequate parking facilities, in order to reduce the likelihood of roadside parking that would adversely affect road safety and the flow of traffic in accordance with the National Planning Policy Framework 2019, Policy CS13 of the West Berkshire Core Strategy 2006-2026, Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007, and Policy P1 of the Housing Site Allocations DPD 2006-2026.

- 7 No dwelling shall be occupied until the cycle storage has been provided in accordance with the approved plans.

Reason: To promote cycling by providing convenient and safe bicycle storage in accordance with the National Planning Policy Framework 2019, Policies CS13 and CS14 of the West Berkshire Core Strategy 2006-2026, and Policy TRANS.1 of the West Berkshire District Local Plan Saved Policies 2007.

- 8 All landscape works shall be completed in accordance with the submitted plans, schedule of planting and retention, programme of works and other supporting information including drawing numbers D7438 -200 Rev 05, 201 Rev 05, 202 Rev 05, 203 Rev 05 received on 5 July 2019 within the first planting season following completion of the construction of the dwellings hereby permitted. Any trees, shrubs or hedges planted in accordance with the approved scheme which are removed, die, or become diseased within five years from completion of this development shall be replaced within the next planting season by trees, shrubs or hedges of a similar size and species to that originally approved. The landscaping shall be managed and maintained in accordance with the Environmental Partnership Landscape Management and Maintenance Plan received on 5 April 2019.

Reason: To ensure the implementation, management and maintenance of a satisfactory scheme of landscaping in accordance with the objectives of the National Planning Policy Framework 2019 and Policies CS14, CS18 and CS19 of the West Berkshire Core Strategy July 2006-2026.

- 9 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no windows/roof lights/dormer windows (other than those expressly authorised by this permission) which would otherwise be permitted by Schedule 2, Part 1, Classes A, B and/or C of that Order shall be constructed at first floor level and/or within the roof on the north east side elevations of the dwelling of plot 17 on drawing C-1021 Revision L received on 5 July 2019 hereby permitted, without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

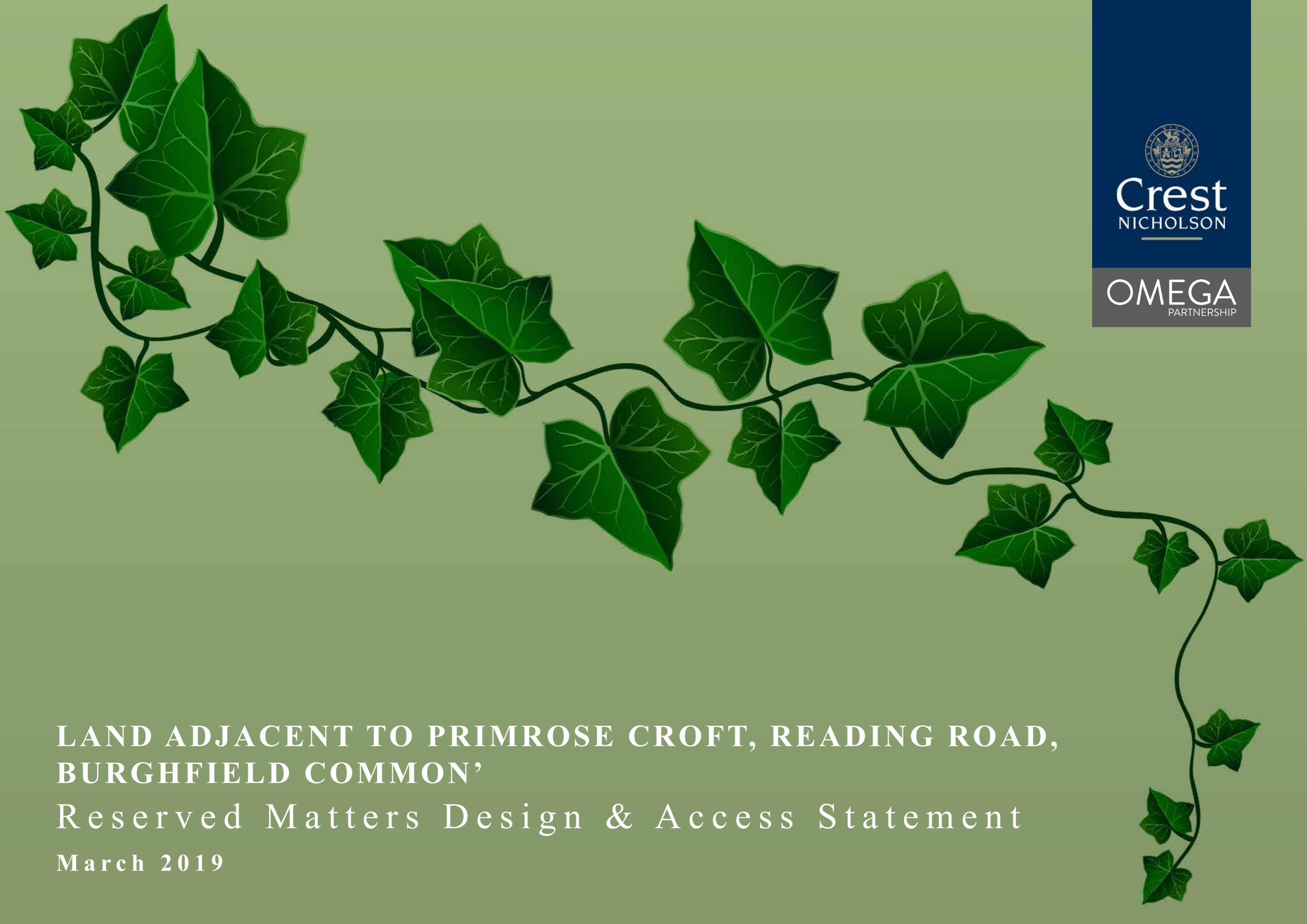
Reason: In the interests of the privacy and amenity of neighbouring properties and to prevent the overlooking of Primrose Croft in the interests of neighbouring amenity in accordance with the National Planning Policy Framework 2019, Policy CS14 of the West Berkshire Core Strategy 2006-2026, Supplementary Planning Document Quality Design 2006 and Supplementary Planning Guidance 04/2 House Extensions 2004.

- 10 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking, re-enacting or modifying that Order), no buildings or other development which would otherwise be permitted by Schedule 2, Part 1, Class E of that Order shall be carried out, on the area of land shown as a buffer to the woodland on parameter plan drawing 2610-A-1200-C to the north of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1021 revision L received on 5 July 2019 without planning permission being granted by the Local Planning Authority in respect of an application made for that purpose.

Reason: To protect the woodland and local wildlife area and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or an order revoking and re-enacting that Order, with or without modification), no fences, gates, walls or other means of enclosure shall be altered or erected of plots 9, 10, 11, 12, 13 and flats 23-28 shown on drawing C-1021 revision L received on 5 July 2019 where it would be on and/or along the edge of the area of land shown as a buffer to the woodland as shown on parameter plan drawing 2610-A-1200-C. No gate or means of access shall be provided from plots 9, 10, 11, 12, 13 and flats 23-28 to the woodland or the area shown as a buffer.

Reason: To protect the woodland and local wildlife areas and in the interest of biodiversity in accordance with the National Planning Policy Framework 2019, Policies CS17 and CS18 of the West Berkshire Core Strategy 2006-2026, Policies GS1 and HSA16 of the Housing Site Allocations DPD 2006-2026.



Crest
NICHOLSON

OMEGA
PARTNERSHIP

**LAND ADJACENT TO PRIMROSE CROFT, READING ROAD,
BURGHFIELD COMMON'**

Reserved Matters Design & Access Statement

March 2019

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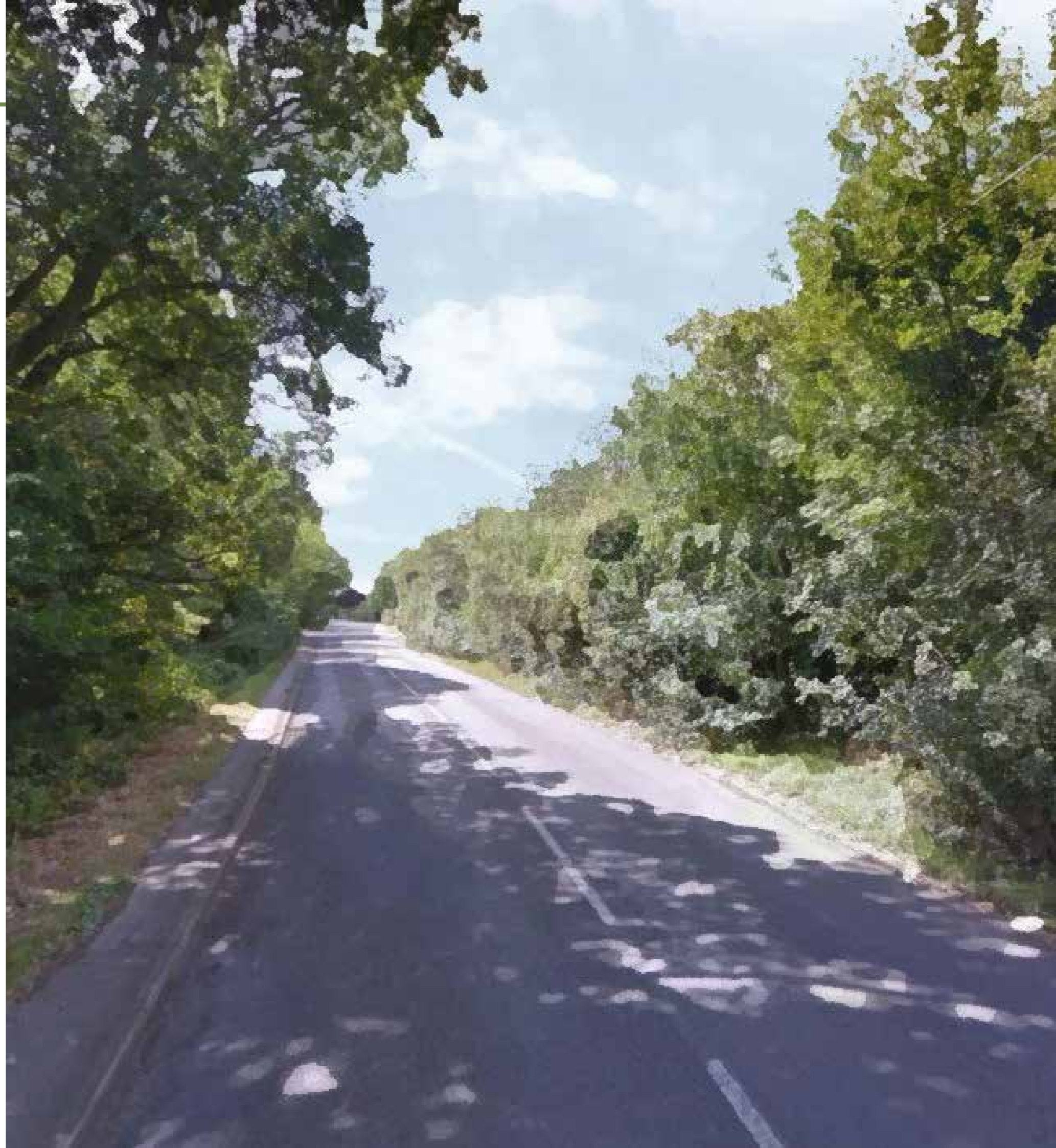
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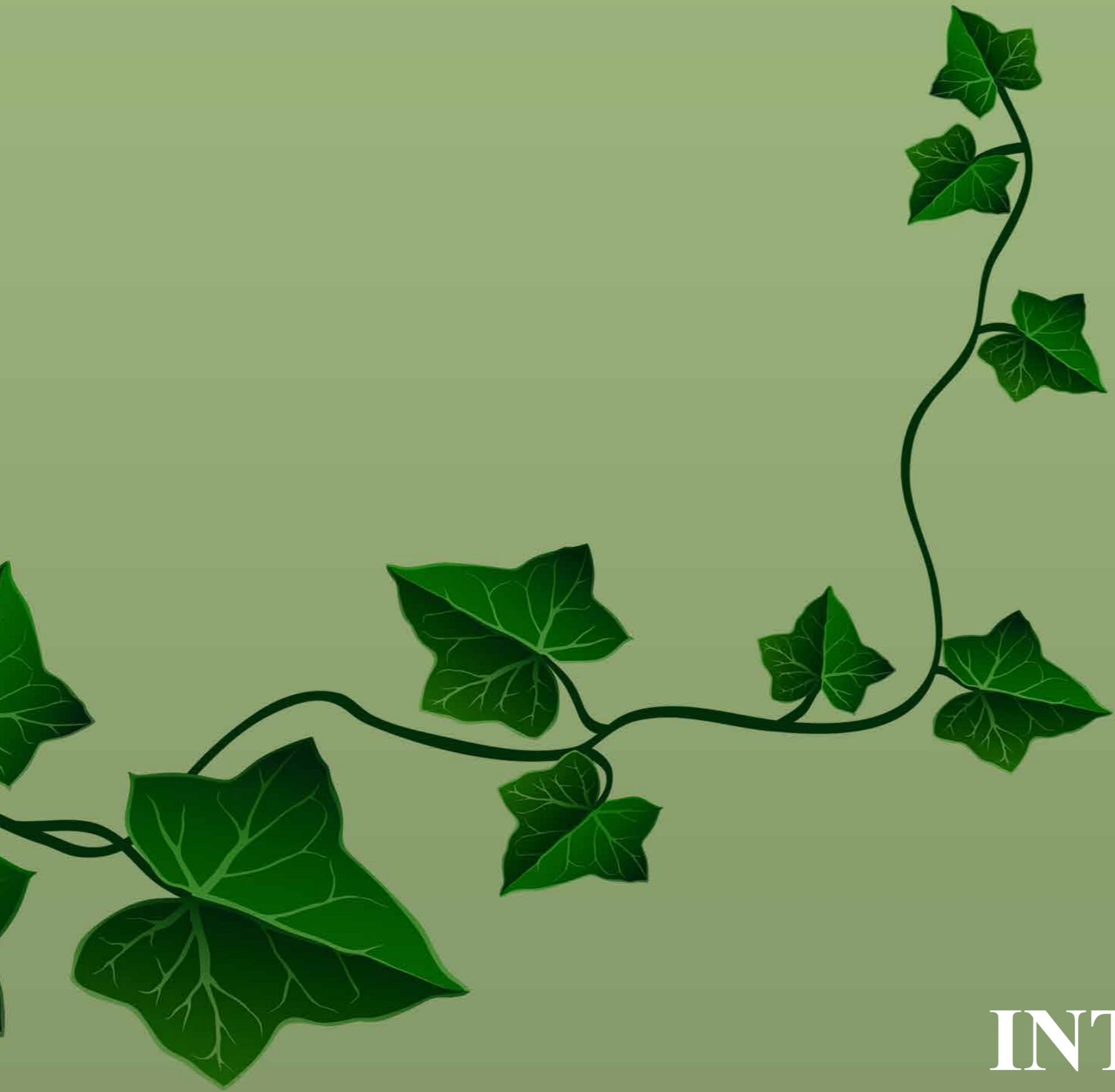
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INTRODUCTION

1.0 Introduction

1.1 Purpose of the Statement

This Design and Access Statement (DAS) has been prepared by Omega Partnership Ltd (OPL) on behalf of Crest Nicholson Operations Ltd (CN) in support of a Reserved Matters Planning Application for the proposed development of Land adjacent to Primrose Croft, Reading Road, Burghfield Common. It follows the approval in October 2018 of an Outline Planning Application for 28 dwellings - Reference 16/01685/OUTMAJ - where Access was approved. The Reserved Matters submission detailed in this DAS deals with the outstanding matters which are: Appearance, Landscaping, Layout and Scale.

Section 1 of the DAS provides an overview of the site location and surrounding context;

Section 2 of the DAS summarises the proposed development and highlights how the layout for the site has been revised since the outline submission; and

Section 3 and 4 of the DAS provides a more detailed overview of the proposed layout and summarises the layout, scale, appearance, parking and landscape arrangements relating to the development.

The Design and Access Statement (DAS) should be read in conjunction with the other detailed technical reports and plans submitted in support of the application.



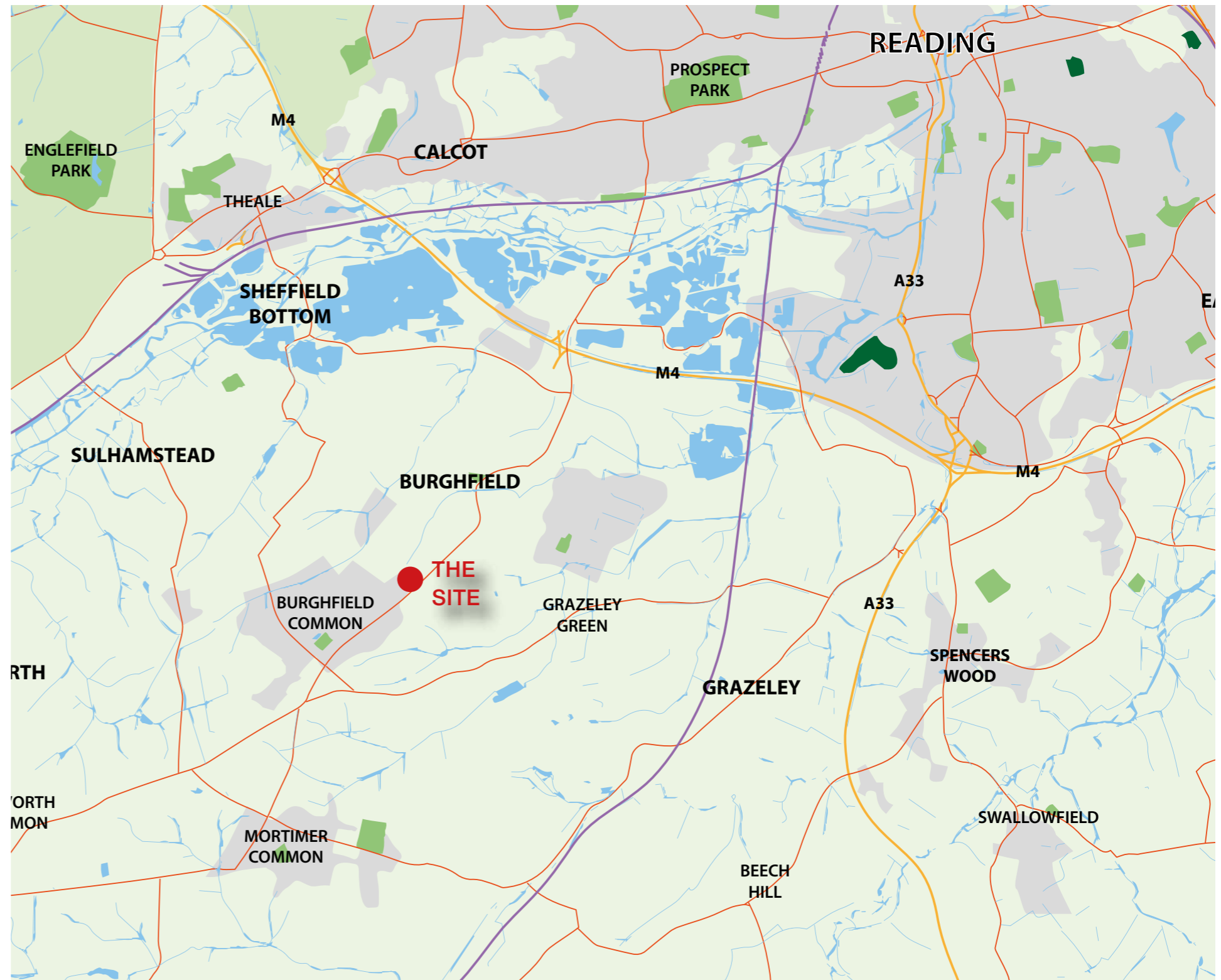
1.2 Site Location and Context

The site lies to the south west of Reading, on the north east edge of the village of Burghfield Common, abutting the settlement boundary. West Berkshire Council have identified Burghfield Common as a village capable of sustaining further residential growth, identified in emerging policy as a 'Rural Service Centre'. Therefore, the site is in an appropriate location for delivery of much needed housing supply. The site is bordered by residential use, of a similar scale and density to that proposed.

The site is located in the Housing Site Allocations Development Plan Document (May 2017).

The site is 1.4 hectares in area, the majority of which is a relatively flat paddock, with a strip of native scrubland adjoining Reading Road along the south eastern boundary, through which the existing vehicular access is gained. To the rear of the site, on the north west boundary, there is a large area of woodland which will remain as existing, lying outside the application site. The other boundaries benefit from some large oak trees and native scrubs.

The site lies between existing residential use to the north-east and The Hollies care-home to the south-west. The boundaries to these properties are marked by existing mature trees and hedgerows, and the north-east boundary is especially well screened.



Location Plan

1.0 Introduction

1.3 Photographs of the Site

The site lies to the north of Reading Road, Burghfield Common, between The Hollies nursing home and Primrose Croft, a large detached house. The site is at the point where the character of Reading Road changes from that of a street - albeit with houses or buildings set back behind landscape - to a country road without footpaths, where houses are hidden behind private drives. The north west boundary abuts woodland.



The Site



1.0 Introduction

1.4 The Outline Application

The original Design and Access Statement dated June 2016 covers proposals for the development of the Site.

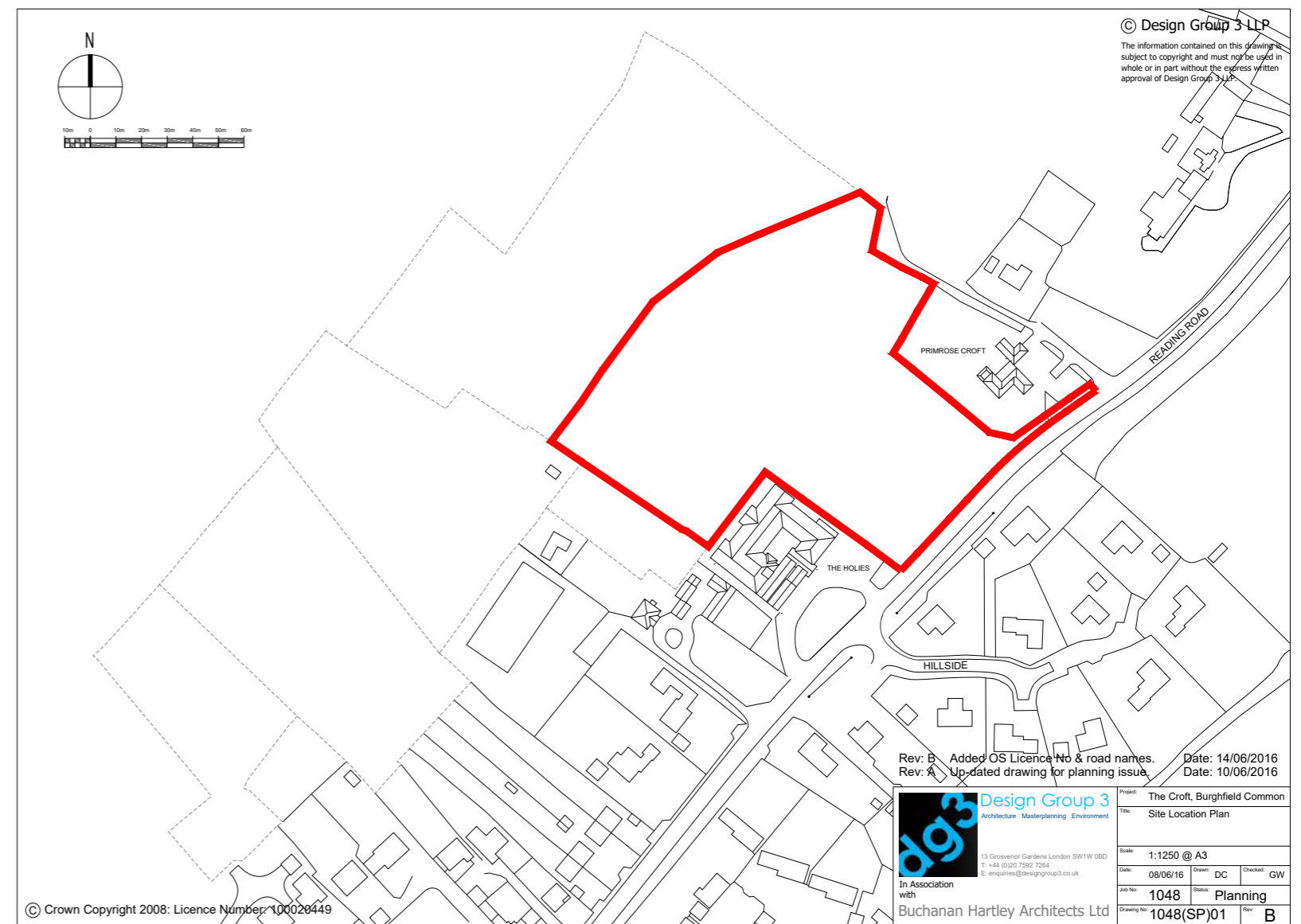
An illustrative masterplan was submitted with the application and included within the DAS were further illustrative drawings, diagrams and images explaining the rationale behind the design, including potential character areas and illustrative vignettes. Detailed context analysis of the site and surrounding area was also provided within the DAS.

The original Design and Access Statement dated June 2016 was supplemented by an Addendum dated January 2018 which included a revised layout – shown in the next section - that sought to address some of the consultation responses received from the original submission.

The Outline Planning Application for 28 dwellings Reference 16/01685/OUTMAJ was approved in October 2018. The approved drawings - The Site Location Plan 1048(SP)01 Rev B and the Development Parameter Plan 2610-A-1200-C are shown below and on the opposite page.



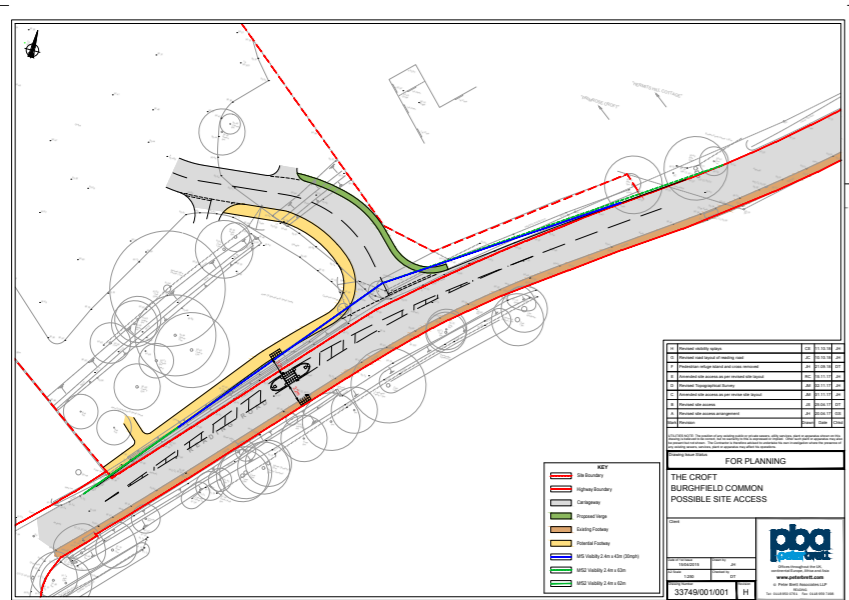
Illustrative Masterplan - June 2016



Site Location Plan 1048(SP)01 Rev B

Access was considered and approved as shown on the Development Parameter Plan 2610-A-1200 Rev 'C' shown adjacent.

Reserved Matters; 7. Access Details, and 8. Visibility Splays, have since been approved reference 18/03027/COND1. This shows an increased width for the Reading Road carriageway and pedestrian refuge island – drawing 33749/001/001 Rev 'H' which is shown below.



Development Parameter Plan 2610-A-1200-C





The Site Layout

2.0 The Site Layout

2.1 Outline Application Layout

The scheme shown opposite (rev 'S' attached) was submitted with the Addendum DAS. The case officer noted that the layout had responded positively to several concerns raised by the original scheme:

- Street structure generally successful with dwellings outward facing and fronting the road.
- Rear gardens generally well protected from the public realm (except plots 25-27).
- Appropriate scale – 2 storey generally and a higher (split level) block in a suitable location.
- Removal of pumped off-site drainage discharge.
- Reptile habitat areas identified around the SuDS.
- Creation of a buffer of between 2-5m between the woodland edge and gardens to reduce the impact on bats.

Further attention on the layout was sought for some matters:

- Layout – buildings do not face the public open space around the SuDS features, which is hidden away behind plots 25-27.
- Affordable Housing Distribution – to be appropriately integrated within the development, and within the general market housing.
- Character Areas – insufficient explanation of the design rationale for the character areas.
- Public Open Space – the amount of public open space is not identified.
- Highways matters – Parking – inadequate number of allocated parking spaces.
- The landscape buffer to The Hollies.



Proposed Site Layout - drawing 2610-C-1005 Rev 'S' - January 2018



2.2 Proposed Layout

Layout - The pond has been re-located to a more prominent and integrated position within the proposed scheme, where it can also be enjoyed as a visual amenity besides being a functional part of the SuDS system. It has several larger houses facing the pond to provide natural surveillance. There are no gardens backing onto the SuDS feature.

Affordable Housing – The stated need for the affordable dwellings is to provide smaller units, which are naturally terraced. The affordable flats are located at the most appropriate location to take advantage of a split level design and are separated from the houses by the road. When phase 2 is carried out then the affordable will be between market housing.

Character Areas – Rather than separate Character Areas, variations in detailing occur as appropriate to house types or their location relative to the existing buildings. This is expanded in Section 3.3 Appearance.

Public Open Space – in addition to the two main landscaped areas; one around the pond and the other fronting Reading Road, areas of public open space are provided in front of the houses. These spaces are separated from front gardens by hedges and are lined with trees to provide a strong landscape quality to the whole development. These areas total over 3,000 sqm. The original drawing (as shown on page 10) showed 2,450 sqm of open space. The Public Open Space is shown in the landscaping section on page 24.

Parking – additional allocated parking spaces have been provided for plots 1, 2, 9-14 and 22 (in addition to garage spaces) and a visitor space parallel to the road has been added.

Sustainable Drainage – The pond has improved accessibility for future maintenance with a 2m service margin. Trees that were previously shown in front gardens have been included within maintained areas to protect them from removal by residents.

The landscape buffer to The Hollies has been improved and home owners will be required to maintain the trees and landscaping buffer.



Proposed Site Layout - drawing 2610.1-C-1005





Design & Access

3.0 Design & Access

3.1 Scale

The scale of the development is appropriate to the location with buildings generally proposed at 2 storeys in height.

The apartment block in the western corner has been designed to address the ground levels and is 2-storeys as seen from the road and 3-storeys at the rear.

The adjacent plan is submitted as a separate drawing 2610.1-A-1022



Storey Height Plan

KEY

- 1 STOREY
- 2 STOREY
- 3 STOREY (SPLIT LEVEL - 2 STOREY ENTRANCE SIDE)

3.2 Amount

The adjacent drawing shows the range of accommodation provided by number of bedrooms to each dwelling.

Affordable Housing:

To meet the affordable housing contribution level for 15 or more units / 0.5ha or more - 40% affordable is to be provided on greenfield sites.

For the 28 dwellings provided this equates to 11 affordable dwellings (rounded down).

SPD states this is to be 70% social rent and 30% intermediate housing. Therefore 8 are for social rent and 3 are for shared ownership.

The Local authority requires smaller properties (1 and 2 beds) for affordable in response to housing needs.

The Affordable are designed to meet the Nationally Described Space Standards, and conform to the latest Design and Quality Standards published by the Homes and Communities Agency.

Housing Mix:

- 3 x 1 Bed Affordable Flat
- 3 x 2 Bed Affordable Flat
- 2 x 2 Bed Affordable House
- 3 x 3 Bed Affordable House
- 13 x 4 Bed House
- 4 x 5 Bed House

This plan is submitted as a separate drawing 2610.1-C-1021



3.0 Design & Access

3.3 Appearance

- A study of the local character, design, materials and features has informed the proposed design for the buildings, by providing a palette of materials and range of details and features that is appropriate to Burghfield Common, and in particular Reading Road.
- At outline stage it was proposed that the development could be split into three character areas, however after feedback received from various parties during the design process, it has been decided to simplify this rationale.
- A more unified approach is proposed with a variety of three multi stock bricks – all with some red colouring – and two roof tiles. These are either of a grey slate colouring, or a dark brown colour used with some limited areas of tile hanging.
- The mature landscape setting to the development will have a strong influence on the character throughout the site, and this will be enhanced with new planting.

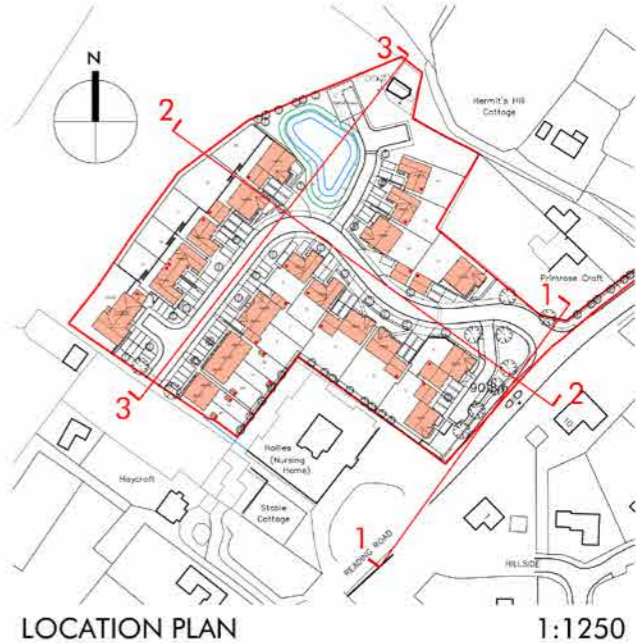


View into the Site from Reading Road

3.0 Design & Access



Street Scene 1 - Fronting Reading Road



Street Scene 2 - Central Area















Street Scene 3 - Inner Area

3.0 Design & Access

3.4 Materials

The plan opposite shows the strategy behind the application of materials across the site.

This plan is submitted as a separate drawing 2610.1-A-1024

		YELLOW MULTI BRICK
		DARK RED MULTI BRICK
		LIGHT RED MULTI BRICK
		VERTICAL TILE HANGING
		BROWN ROOF TILE
		GREY ROOF TILE



Material Distribution Plan

3.5 Access & Parking

Car parking has been provided in accordance with the West Berkshire Parking Policy for New Residential Development (Background Topic Paper) March 2016, and to the guidance from Building for Life Partnership (2012). Highlighted in the table below is the minimum parking provision for Zone 3, which has mostly been achieved on curtilage with some accumulated half spaces in nearby on street bays. Garages have not been included in the count towards the minimum standard.

Table 4.2: Proposed parking standards

Bedrooms	Flats (+1 additional space per 5 flats for visitors)			Houses			
	1	2	3+	1	2	3	4
Zone 1	0.75	1.25	2	1	1	2	2
Zone 2	1.25	1.5	2	1.25	2	2.5	2.5
Zone 3	1.5	1.75	2	1.5	2	3	3
EUA Zone	1.5		2	1	2	2	3

Cycle parking will be provided in accordance with West Berks Cycle & Motorcycle Advice and Standards for New Development for Guidance Note – Draft for Consultation August 2014. Single garages are sized at 3x6m internally to allow for cycle storage. Houses without garages will have a lockable shed in gardens, and the Flats will have a lockable store with Sheffield stands for at least one cycle per flat. A cycle stand will be provided for visitors in front of the flats either as a Sheffield stand or horizontal rail fixed to the external wall.

The design of the parking ensures that people can park their car on curtilage, see their car from their home, or can park where they can expect it to be safe as it has natural surveillance. A combination of parking arrangements is provided. Where on plot there is normally an equivalent frontage allocated to a landscaped front garden. Where on street, bays are in formal groups of up to 4 spaces, separated by trees and landscaping.

A drawing showing the tracking for an 11.3m long refuse vehicle is provided with this application.

This plan is submitted as a separate drawing 2610.1-A-1023



KEY

- GARAGE PARKING SPACES - 25
- ALLOCATED PARKING SPACES - 74
- U UNALLOCATED PARKING SPACES - 4
- V VISITOR PARKING SPACES - 2
- CYCLE STORAGE LOCATION

TOTAL: 105
(80 Excluding Garages)



3.0 Design & Access

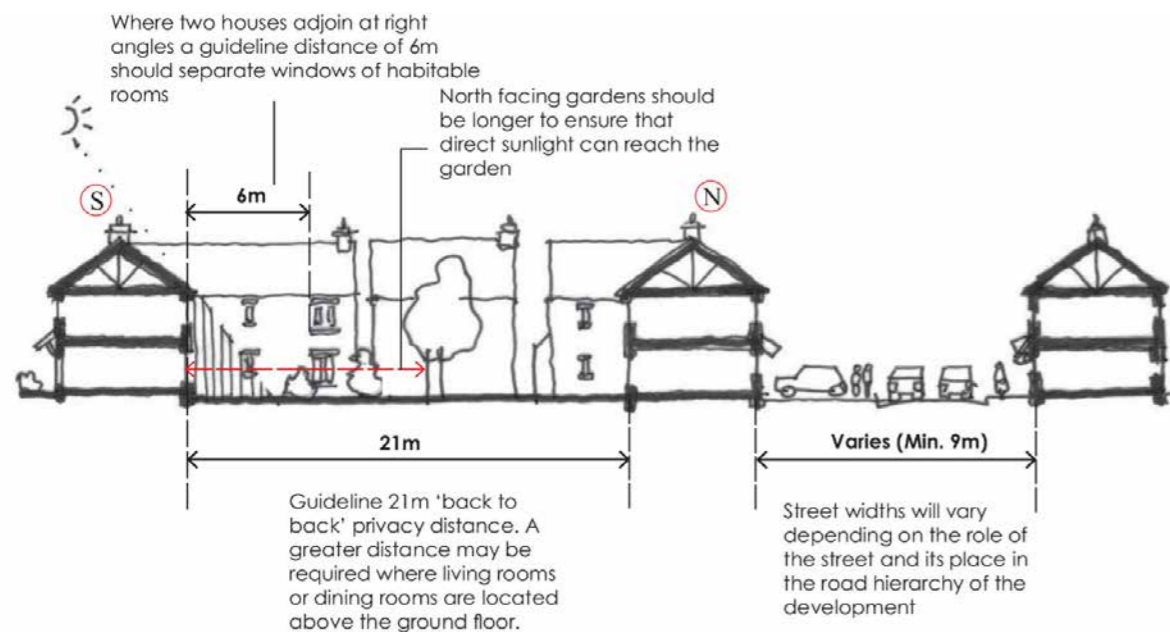
3.6 Policy Compliance

In addition to the compliance with the Parking standards detailed above the scheme is designed in compliance with Quality Design - West Berkshire SPD Part 2 Residential Development (June 2006):

DENSITY:

The site is approximately 1.4 hectares. However excluding the buffer strip to the front of the site, the buffer to The Hollies and the buffer strip to the woodland the area is 1.06 hectares. The density is 26 dwellings per hectare. This is in keeping with the lower density of the surrounding area as the site falls on the extreme boundary of Burghfield Common.

Earlier sections of this DAS have described the Street Structure, Building Line, Building Type and Height, Roof forms, and locally distinctive detailing.



DAYLIGHT & OUTLOOK:

The development will ensure that the living conditions of both future residents of the new development and of neighbouring residential properties are not compromised by lack of daylight or unduly restricted outlook. Primrose Court is set behind mature trees and landscaping. The boundary to The Hollies will be provided with a hedge and trees to form a landscape buffer and the rear elevations of the terraced dwellings will be 21m distance from the closer elements of the building.

OUTDOOR / PRIVATE AMENITY SPACE

The proposed amenity space and landscaping is a combination of larger spaces and roadside enhancements;

- Open area of landscape/ trees fronting Reading Road
- Open area around the SuDS basin with backdrop of woodland
- Street tree planting in areas of hard landscaping, and between private front gardens and pavements.



The following garden sizes are provided

- 1 & 2 bedroom houses, from 70sq.m
- 3 or more bedroom houses from 100sq.m
- Communal outdoor space for 1 & 2 bedroom flats from 25sq.m per unit
- Gardens lengths or widths are a minimum of 10m

The plan below shows the garden areas of individual plots and key dimensions.

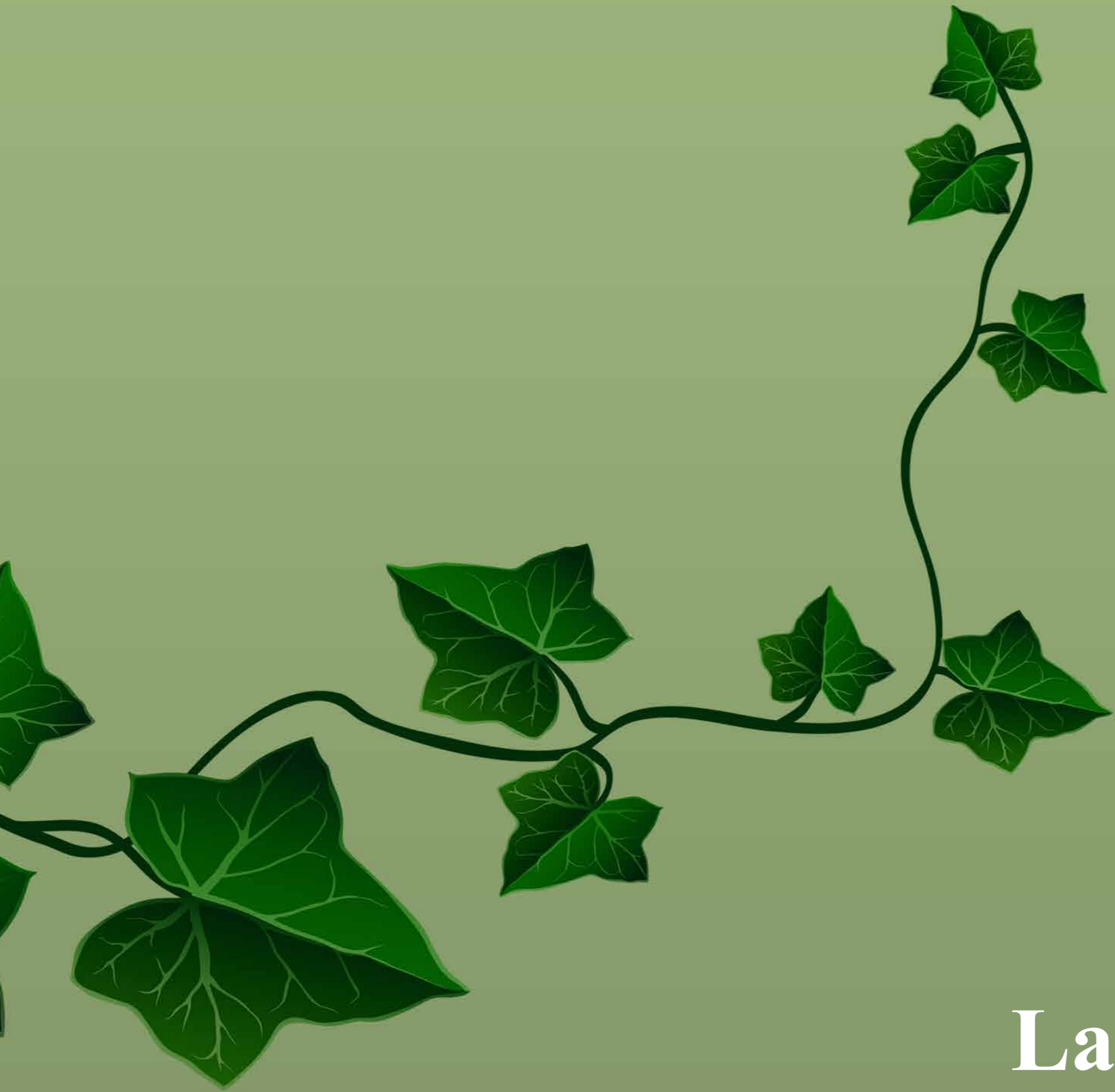


This plan is submitted as a separate drawing 2610.1-A-1022



Aerial View from south east into the site





Landscape Design

4.0 Landscape Design

4.1 Landscape Context

The proposed development site is located on the north side of Reading Road between the Hollies Nursing Home to the left, and Primrose Cottage, a large private residential property, to the right.

The site is bounded on all sides by either dense vegetation, woodland or private properties private properties, views are therefore limited with glimpsed views from Reading Road.

The majority of the land within the development boundary is open semi-pastoral grassland with block of trees and vegetation along the Reading Road boundary.

The woodland along the northern boundary of the development is a large extensive block of mature deciduous, broadleaved trees which extends along the site boundary, wrapping around the north-eastern corner and finishing just to the rear of Primrose Cottage and Hermit's Hill Cottage. This woodland forms an attractive and mature green backdrop to the development. Some of this woodland encroaches into the development boundary and trees will be retained where possible and protected during construction. Although there are no specific designations which apply direct to this block of woodland, it is recognised as priority habitat and should be retained and protected during construction.

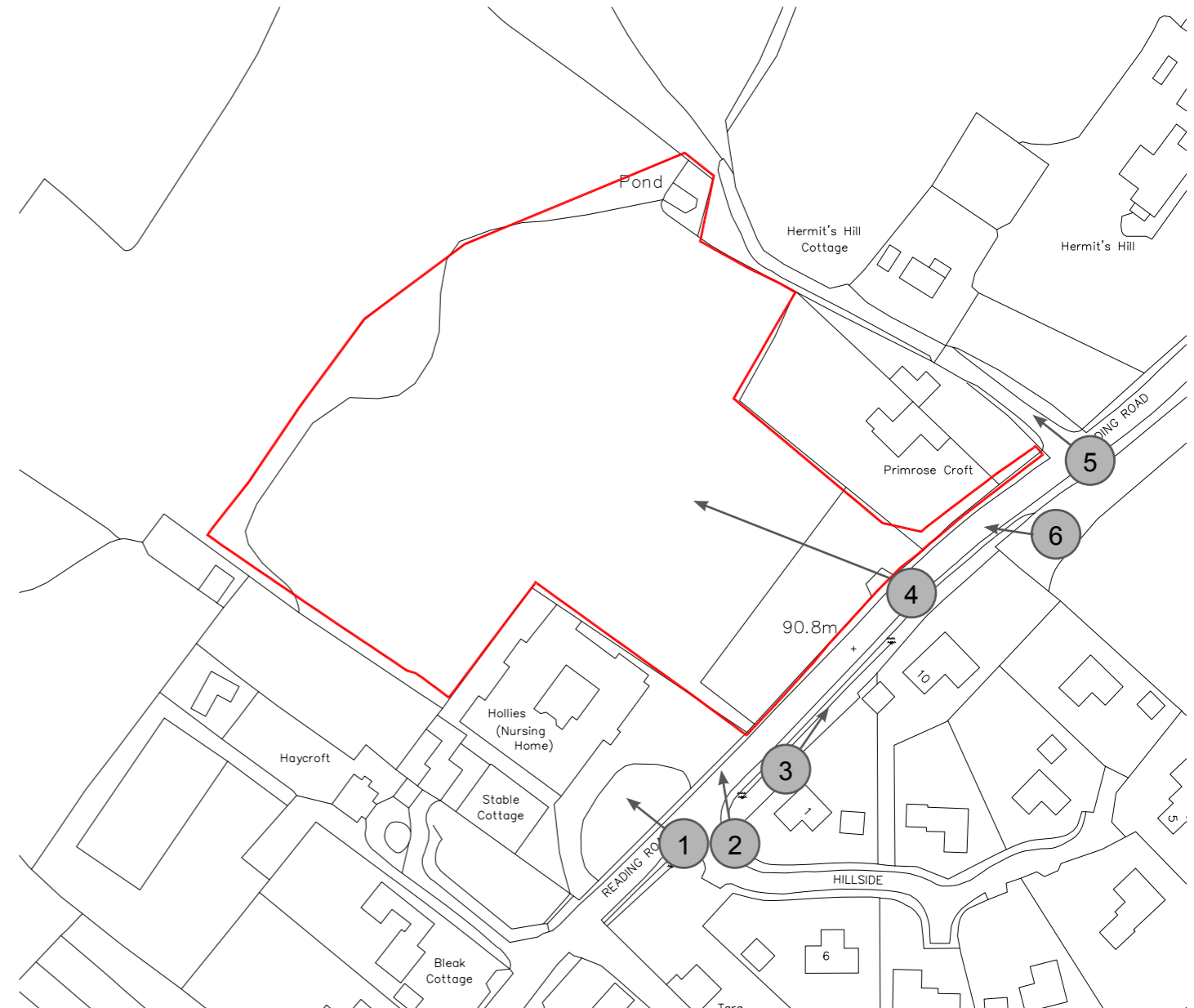
The Hollies boundary, is defined by a 1.8m high brick wall which stretches from Reading Road along the eastern side and turns left where it continues along the northern boundary and terminates at Stable Cottage on the western side. The wall partly screens the building and car park located at the front of the building.

The boundary beyond the Hollies heading north west is defined by a single strip of scrub vegetation.

Primrose Cottage to the east, is semi-screened screened by large mature trees located in the garden grounds. A garden fence defines the property boundary along the development edge.

Reading Road it's self has the character of a rural lane with high sided mature mixed native hedgerows, mature trees and rough grass verges. However, the character changes when heading south from the development site, where large semi-detached residential properties set back from the road side start to appear, together with occasional village shops leading down into the local centre.

Across the road from the development is Hillside, a small enclave of approximately 11 large semi-detached properties, screened behind a large mixed hedgerow with mature trees.



Key Plan

4.0 Landscape Design



1. View of the Hollies Residential Care Home taken from the junction of Reading Road and Hillside.



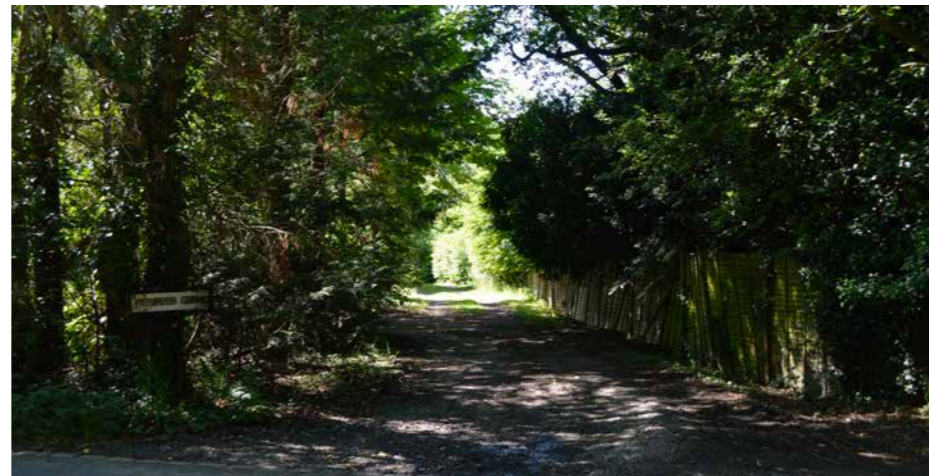
2. View of the Hollies car park with 1.8m high boundary wall to the application site



3. View looking north along Reading Road with mature hedgerows and trees on both sides



4. View north west from Reading Road looking across the development site with mature woodland in the distance



5. View along bridleway and driveway to Primrose Croft



6. View looking south along Reading Road with mature hedgerows and trees on both sides - hoarding to the right indicates the proposed access into the site. Hillside is to the left of the photo beyond vegetation and fencing



Property boundary treatment using timber post and circular log rail fencing on Hillside



Timber post and rail fencing and 5-bar gate to the recreation ground on Reading Road. The health centre and veterinary clinic are beyond.



Brick wall with piers along residential property frontage on Reading Road

4.0 Landscape Design

4.2 Landscape Strategy

The overall landscape strategy is simple and has taken inspiration from the semi-rural setting and woodland backdrop of the surrounding area.

The frontage of the site is an important area which sets the character for the development beyond. An open character created along Reading Road with a row of clear stem trees and a timber post and rail, set in a wide grass verge which will be maintained as amenity grass. This open character allows both light and shade to the fronting properties and also allows filtered views to and from Reading Road.

The smaller verge on the opposite side of the road junction is also maintained as a grass verge with a new native hedge row planted to the rear to compensate for the removal of a section of existing hedgerow in order to accommodate the new access junction with the required visibility spays.

The gateway junction is defined by large Red Oak trees (*Quercus rubra*) which are repeated at the end of the internal access road defining the gateway into Phase 2 of the development.

Other feature trees are located at selected locations to define nodes or accents.

Other smaller trees are placed in front gardens each with distinctive characteristics which are described in more detail on the following pages.

Herbaceous planting is kept to a minimum and located close to the houses where the benefits can be fully appreciate. A mixture of shrubs and perennials have been chosen for easy maintenance and seasonal interest.

An informal green strip is offset between the mature woodland along and the rear garden boundaries along the northern perimeter. This is a proposed extension of the maintained grassland and a wildlife corridor. Some woodland trees have been retained along this edge and integrated into the site where possible. These will be retained and protected during construction.

New hedgerow planting is proposed along the Hollies boundary with native trees integrated for vertical screening. The hedgerows will sit in private garden boundaries and should be maintained year round either by residents or as part of a management agreement.

The open space area in the north east corner is largely regarded as a wildlife area with public access, hence no physical paths are proposed here with the exception of the vehicular access road serving properties 14-16 and extending to the pumping station further along.



Landscape Masterplan

4.3 Materials

The proposed paving materials and furniture within the residential development area are shown on the hardworks plans submitted with the planning application, and are described below.

Paving and Surfaces

The road junction leading into the site from Reading Road will be surfaced with macadam. This surface will continue along the main central access road and into the turning head at apartment block 23-28.

Footpaths and private access roads are proposed in a concrete block to define the routes. A Tegula tumbled block has been chosen to create a traditional and rural village feel using mixed sizes.

Parking bays and private driveways are surfaced with a matching Tegular paving block in warm earth tones to create a more inviting feel. Some parking bays are to be surfaced in permeable block paving and these are highlighted on the hardworks plans.

Parking bays will be delineated using silver grey setts to clearly mark the position of individual parking bays.

On plot footpaths leading up to front doors and porches are depicted in a smaller Tegular tumbled sett, using a single size unit in natural or earth tones to define the route.

The private access road in the north-east corner of the site changes from block paving to a reinforced grass system as it extends beyond property 14 towards the pumping station where a more informal setting is proposed.

Furniture

Site furniture is limited to a simple timber post and rail fence which defines the site boundary along Reading Road. This is in keeping with the local, rural character where this detail has been used in Hillside and other areas as boundary treatments along Reading Road.

The fence will be sustainable sourced (FSC) timber, robust and easy to maintain.



Concrete Block Paving
140mm gauge x 105,140,210
80mm thick
Colour - Warm earth tones



Permeable Block Paving
140mm gauge x 105,140,210
80mm thick
Colour - Grey or slate tones



Concrete Setts
105x140
60mm thick
Colour - Natural or earth tones



Textured Concrete kerb with
granite aggregate



Timber post and rail fence to
frontage along Reading Road

4.0 Landscape Design

4.4 Trees and Hedgerows

Site wide planting proposals are described briefly below and are shown in more detail (including specification notes) on the softworks drawings submitted with the planning application.

New trees will be planted throughout the site in public open spaces, along the main street and in front gardens using a mix of native and non-native species.

A selection of non-native / ornamental species has been chosen for a variety of attributes including flowers, berries and autumn colour. Although non-native, these trees also support local wildlife and some, such as the Amelanchiers and Prunus have been identified as good pollinators for bees and other insects.

Trees have been specified at a variety of sizes (girth and height) including semi-mature species to give instant impact at gateways and nodes. Semi-mature trees included *Quercus rubra* proposed as gateway trees, *Prunus avium* 'Plena' along Reading Road frontage and *Amelanchier lamarckii* 'Ballerina' multi-stem as single specimen trees located in larger front garden lawns.



Quercus rubra - Red Oak



Prunus avium 'Plena'



Amelanchier lamarckii 'Ballerina'
- Serviceberry 'Ballerina'



Prunus padus 'Albertii' - Bird
Cherry 'Albertii'



Malus 'Everest' - Crab Apple



Prunus 'Kanzan' - Ornamental
Cherry 'Kanzan'



Amelanchier lamarckii 'Robin
Hill' - Serviceberry 'Robin Hill'



Prunus cerasifera 'Nigra' - Black
Cherry Plum

4.0 Landscape Design

The native species selected will mostly feature within the new hedgerows and a open space areas where they will naturally support a wide range of birds, insects and small mammals and together with the non-native species help to maximise the biodiversity value across the site.

These will be planted at slightly smaller sizes to ensure good establishment and long term healthy growth.

In some locations, new hedgerows are proposed along the site boundary, access roads and in front gardens to define front boundaries of properties. A variety of native species are proposed for the hedges in order to maintain and enhance the rural character of the area. Species have been chosen for various attributes including flowers, berries and evergreen leaves and include honeysuckle, holly and dog rose. For additional screening particularly along the western boundary adjacent to the Hollies Residential Care Home, trees are included within the hedge row line.



Acer campestre - Field maple



Crataegus monogyna - Hawthorn



Quercus robur - Common oak



Betula pendula - Silver birch

The hedgerows should close clipped to maintain a neat appearance which will also provide good nesting habitat for small native birds such as blackbirds, sparrows and finches. Where possible, the grassy base of the hedgerow should be left untouched to provide additional habitat and protection for wildlife species (mammals and birds) that forage and nest at ground level.

Areas of open space will have amenity grass which will be cut on a regular basis. Wildflower turf is proposed around the attenuation basin to provide visual interest and to support wildlife. This will have less frequent cutting.

The attenuation basin is a seasonally wet area with gravel at the base and vegetated embankments. Species rich grasses and wildflower planting will soften the appearance of the basin with colourful wetland species providing interest through the year.



Native mixed hedgerow with a variety of flowering and berry producing plants for increased habitat creation and seasonal interest



4.0 Landscape Design

4.5 Ornamental Planting

The planting palette selected here has been partly chosen to respond to the woodland character along the northern boundary using species such as ferns, anenones, viburnums and lilacs, and partly to respond to the rural character and cottage gardens along Reading Road using herbaceous perennials and shrubs.

All the plants have been selected for either their colour, scent, structure or seasonal interest.

Large specimen shrubs such a lilacs, viburnum and hydrangea provide a single feature accent were space allows within front garden plots.

Other species such a Hebes and Lavender, Erysium and Hemerocallis have been chosen for their semi-evergreen appearance giving structure through the winter months as well as providing an abundance of flowers throughout the summer months which provide pollen for bees and other insects long into the season.

Sedum, Anenome and the Hydrangea macrophylla's have been selected for their late summer flowering season, some stretching into early autumn.

Ground cover plants include Stachys, Vinca, Thyme and Ajuga some of which are semi-evergreen.

Native seasonal bulbs are widely planted across the development in large drifts for impact. These include the native Daffodil, Snowdrop and Bluebell with a combined flowering season from mid winter to late spring.



Syringea vulgaris 'Mme Lemoine'



Syringea vulgaris 'Katherine Havermeyer'



Viburnum opulus 'Roseum'



Hydrangea macrophylla 'Dark Angel'



Hydrangea macrophylla 'Ruby Tuesday'



Hydrangea arborescens 'Anabelle'



Stachys byzantina 'Silver Carpet'



Erysium 'Bowles Mauve'



Hebe 'White Gem'



Hebe x franciscana 'Blue Gem'



Hebe pinguifolia 'Pagei'



Lavandula angustifolia 'Hidcote'

4.0 Landscape Design



Hemerocallis 'Pink Damask'



Achemilla mollis



Sedum Herbstfrude 'Autumn Joy'



Salvia nemorosa 'Ostfriesland'



Ajuga reptans 'Autropurpurea'



Dryopteris felix-mas



Anemone huperhensis 'September Charm'



Vinca minor 'Autropurpurea'



Thymus vulgaris



Narcissus pseudonarcissus



Galanthus nivalis



Hyacinthoides non-scripta



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