

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 11th JANUARY 2017

ITEM NO. 12

Ward: Whitley

App No.: 161893

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 5 for 83 dwellings (10/01461/OUT)

Applicant: St Edward Homes

Date valid: 11th October 2016

Major Application: 13 week target decision date: 10th January 2017

Extended date: 31st January 2017

Planning Guarantee: 26 week date: 11th April 2017

RECOMMENDATIONS

GRANT approval of Access (not approved by the original outline), Appearance, Layout, Scale and Landscape Reserved Matters

Conditions to include:

1. Approved plans.
2. Notwithstanding the provisions of the current Town and Country Planning General Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times, unless permission has been granted by the Local Planning Authority on an application made for any other purpose.

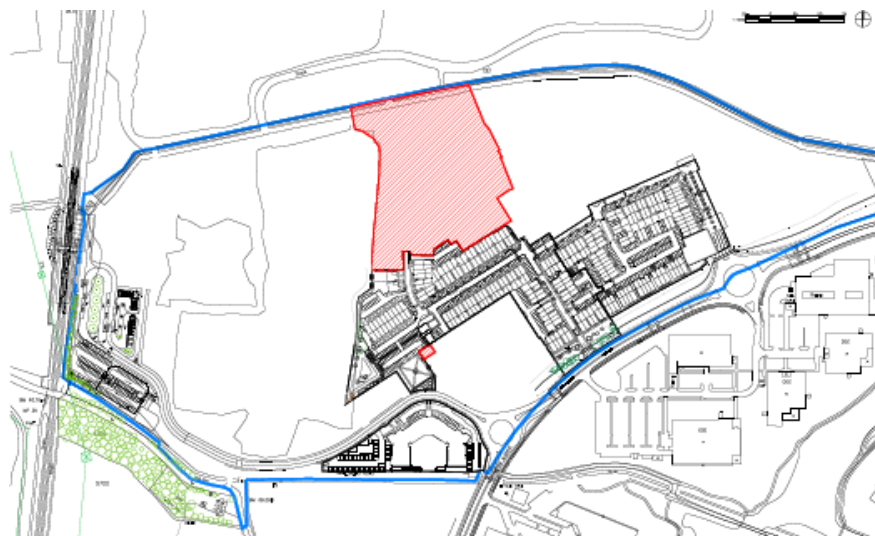
Informatives

1. The original planning permission 10/01461/OUT (102172) still stands and all its conditions and informatives still apply, in particular the landscape conditions 10, 11 & 12 include ongoing requirements. This approval and that permission should be read together.
2. The applicant has informed the Council that they operate their own programme of training and apprenticeships. The Applicant is advised to liaise with Reading UK CIC with regard to developing a specific Employment Skills Plan for this scheme, in accordance with the guidelines and principles set out in the Council's Employment, Skills and Training Supplementary Planning Document (2013)
<http://www.reading.gov.uk/media/1064/Employment-Skills-and-Training-Supplementary-Planning-Documents-Adopted-April-2013/pdf/Employment-Skills-And-Training-Supplementary-Planning-DocumentsApr13.pdf>

1. INTRODUCTION

- 1.1 The application site is in the Green Park Village (GPV) site towards the northern boundary of the overall Green Park Development, to the east of the lake. There is also a small area adjacent to the market square (parking area to serve flats in Phase 1). Both these areas form Phase 5 of the overall GPV development, which was approved as a hybrid application in 2011, i.e. Phase 1 in detail and the remainder in outline (under permission 10/01461/OUT (102172)).

- 1.2 The site boundary is shown on the plan below.
- 1.3 Work has commenced on Phase 1, Phase 1c (road) and Phase 2A (Extra Care) and the enabling works for Phase 3A.
- 1.4 The outline approval requires details for the reserved matters to be submitted, i.e. layout, scale, appearance, accesses to and within the development (not already approved by the outline) and landscaping. The reserved matters need to be in accordance with the principles of a number of approved drawings as set out under Condition 5 of the original permission and, in particular, in accordance with the Development Guidelines in the approved Design and Access Statement, November 2010. In addition, reserved matters should also include landscaping details to meet the requirements of condition 9.
- 1.5 Please note that place or street names used in this report are as shown on the submitted information and are not necessarily how these street or places will formally be named.



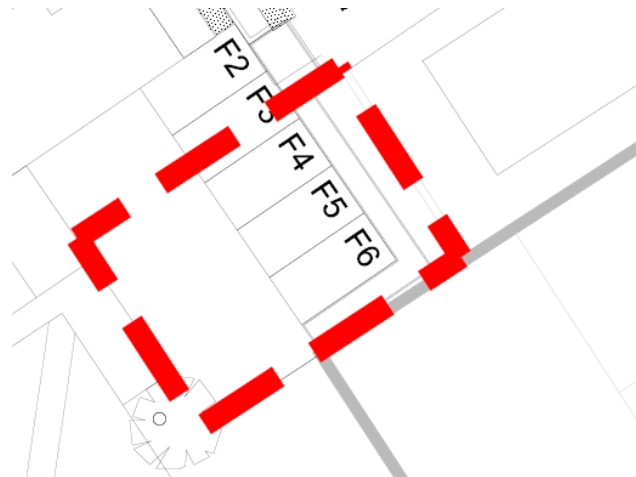
Phase 5 Site Boundary Plan



Consented Outline Siting



Proposed Layout of northern part of Phase 5 area



Proposed Layout of the parking area to the east of the market square (also part of Phase 5)

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 The application is for the approval of reserved matters for Phase 5, which in the main relates to a detailed application for 83 dwellings, including 54 apartments, 6 flats above garages (FoGs), associated car parking, landscaping, cycle and bin stores.

2.2 The schedule of units is as follows:

House Type	Number	No. Beds
A	6	3
B	17	3
C	8	4
D	10	4
E1	4	4
E2	9	5
G (FOG)	6	2
1B Apartment	3	1
2B Apartment	20	2
Total	83	-

2.3 *The following plans were received on 6th October 2016:*

- Location Plan - Extent of Phase 5- Drawing no: PL-P5-001
- Phase 5 Site Layout Plan - Drawing no: PL-P5-002 Rev P15
- Block Plan - Extent of Phase 5 - Drawing no: PL-P5-003
- Phase 5 Streetscenes - Drawing no: PL-P5-004 Rev P8
- House Type A1 - Plans & Elevations Hardie Plank - Drawing no: PL-P5-007
- House Type B1 - Plans and Elevations - Hardie Plank - Drawing no: PL-P5-008
- House Type C1-1 & C3-1- Plans and Elevations Hardie Plank - Drawing no: PL-P5-009
- House Type D1 - Plans and Elevations - Hardie Plank - Drawing no: PL-P5-010
- House Type D3 - Plans and Elevations - Hardie Plank - Drawing no: PL-P5-010A
- House Type E1 - Plans and Elevations - Hardie Plank - Drawing no: PL-P5-011 Rev P1
- House Type E2- Plans and Elevations - Hardie Plank - Drawing no: PL-P5-012 Rev P1
- House Type G4-G5 (FOG) - Plans and Elevations - Drawing no: PL-P5-013
- Parkside Apartments (PSA) - Plans - Drawing no: PL-P5-014
- Parkside Apartments (PSA) - Elevations - Drawing no: PL-P5-015
- Water's Edge Apartments (WEA) - Plans - Drawing no: PL-P5-016
- Water's Edge Apartments (WEA) - Elevations - Drawing no: PL-P5-017
- Bin Store - Plans and Elevations - Drawing no: PL-P5-018
- Phase 5 Market Square Parking Plan - Drawing no: PL-P5-019
- Site Refuse Plan - Drawing no: PL-P5-020
- Detailed Hard Landscape Plan (sheet 1 of 4) - Drawing no: D2307 L.230
- Detailed Hard Landscape Plan (sheet 2 of 4) - Drawing no: D2307 L.231
- Detailed Hard Landscape Plan (sheet 3 of 4) - Drawing no: D2307 L.232
- Detailed Hard Landscape Plan (sheet 4 of 4) - Drawing no: D2307 L.233
- Schedule and Specification - Drawing no: D2307 L330
- Detailed Soft Landscape Plan (sheet 1 of 4) - Drawing no: D2307 L.331
- Detailed Soft Landscape Plan (sheet 2 of 4) - Drawing no: D2307 L.332
- Detailed Soft Landscape Plan (sheet 3 of 4) - Drawing no: D2307 L.333
- Detailed Soft Landscape Plan (sheet 4 of 4) - Drawing no: D2307 L.334
- Tree Pit Detail - Trees within Hard Landscaping - Drawing no: D2307 L.402
- Tree Pit Detail - Trees within Soft Landscaping - Drawing no: D2307 L.403
- Tree Pit Detail - Trees within Soft Landscaping Type 2 - Drawing no: D2307 L.409
- Landscape Masterplan - Drawing no: 3067-LP-P501 Rev E
- Boundary Plan - Drawing no: 3067-LP-P502 Rev B
- Jetty and Decks Detailed Plan - Drawing no: 3067-LP-P503 Rev C

- Planting Plan Seeding Plan - Drawing no: 3067-LP-P510 Rev A
- Tree Planting Plan - Drawing no: 3067-LP-P511 Rev A
- Planting Plan Buffer Planting East Lake - Drawing no: 3067-LP-P512 Rev A
- Hardscape Details - Drawing no: 3067-LD -D530 Rev A
- Softscape Details Tree Pits - Drawing no: 3067-LD -D531
- Lakeside Gardens Typical Sections - Drawing no: 3067-LS -S540 Rev C
- Phase 5 Existing Survey Levels - Drawing no: SK1000 Rev P2
- Phase 5 Proposed Finished Levels (sheet 1 of 2) - Drawing no: SK1100 Rev P2
- Phase 5 Proposed Finished Levels (sheet 2 of 2) - Drawing no: SK1101 Rev P2
- Phase 5 Site Cross Sections - Drawing no: SK1105 Rev P1
- Phase 5 External Works Construction Details - Drawing no: SK1110 Rev P2
- Phase 5 Proposed Services Layout (sheet 1 of 2) - Drawing no: SK1120 Rev P1
- Phase 5 Proposed Services Layout (sheet 2 of 2) - Drawing no: SK1121 Rev P1
- Phase 5 Proposed Street Lighting Layout (sheet 1 of 2) - Drawing no: SK1130 Rev P1
- Phase 5 Proposed Street Lighting Layout (sheet 2 of 2) - Drawing no: SK1131 Rev P1
- Phase 5 Proposed Drainage Layout (sheet 1 of 2) - Drawing no: SK1200 Rev P2
- Phase 5 Proposed Drainage Layout (sheet 2 of 2) - Drawing no: SK1201 Rev P2
- Phase 5 Drainage Construction Details - Drawing no: SK1210 Rev P2
- Phase 5 Refuse Truck Swept Path Analysis (sheet 1 of 2) - Drawing no: SK1300 Rev P1
- Phase 5 Refuse Truck Swept Path Analysis (sheet 2 of 2) - Drawing no: SK1301 Rev P1

The following amended plans were received on 11th October 2016:

- Detailed Hard Landscape Plan (sheet 1 of 4) - Drawing no: D2307-L230 Rev A
- Detailed Hard Landscape Plan (sheet 3 of 4) - Drawing no: D2307-L232 Rev A
- Detailed Soft Landscape Plan (sheet 1 of 4) - Drawing no: D2307-L331 Rev A
- Detailed Soft Landscape Plan (sheet 3 of 4) - Drawing no: D2307-L333 Rev A

The following amended plans were received on 29th November 2016:

- Softscape Details - Drawing no: 3067- LD - D531 Rev A
- Tree Planting Plan - Drawing no: 3067- LP - P511 Rev B

Other documentation and studies:

- Design and Access Statement, prepared by Broadway Malyan, Rev P2, dated 10th October 2016, received 11th October 2016

3. PLANNING HISTORY

3.1

- 85/TP/690 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas, Land north of Foudry Brook. Approved 26/07/1995.
- 85/TP/691 - Business uses including light industrial, warehousing and ancillary offices together with associated service areas, roads, aprons and car parking areas, Land north of Foudry Brook. Approved 26/07/1995.
- 07/00572/SCO - Request for a Scoping Opinion in respect of development relating to approximately 17,000 sq m of B1 floorspace, 737 residential units and community facilities to include a one form entry primary school. Observations Sent 02/07/2007.
- 07/01275/OUT - A planning application for mixed-use development comprising: "Phase 1 (submitted in full with no matters reserved and as defined on Plan Ref. PA-P1-002): the construction of housing - 46 houses and 22 apartments (Class C3),

local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works; and subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals): the construction of housing - 669 dwellings (Class C3), extra care housing with ancillary community uses (Class C2), 16,000 square metres office space (Class B1), one-form entry primary school including nursery (Class D1), health surgery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services and infrastructure, landscaping and other associated works." Approved 31/03/2009.

- 10/00587/SCO - Request for a Scoping Opinion in respect of development relating to 730-750 new homes including an 80 unit Continuing Care Retirement Community scheme with extra care ancillary community facilities, 8 family homes for disabled persons, 16,000 sq m of use class B1 floor space, a One Form Entry Primary School with sports pitches for dual use with the local community, associated local centre, community and recreation facilities, a network of dedicated pedestrian and cycle routes and the provision of more than 8 hectares of open space, fully equipped children's play facilities and sports pitches, in addition to a 4 ha lake. Observations Sent 24/06/2010.
- 10/01461/OUT (102172) - A planning application for mixed-use development comprising: Phase 1 (submitted in full with no matters reserved and as defined in area on Plan Ref. PL-P1-001) for the construction of housing (Class C3), local retail (Use Classes A1, A2, A3, A4, A5), management suite, village hall, engineering and infrastructure works including reconfiguration of the lake, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works; and Subsequent phases (submitted in outline with all matters reserved except for details of the main access proposals) for the construction of housing (Class C3), extra care housing with ancillary community uses (Class C2), offices (Class B1), one-form entry primary school Class (Class D1), health surgery (Class D1), Nursery (Class D1), sports pitches, children's play facilities, engineering and infrastructure works including reconfiguration of the lake and vehicular access, lakeside access, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works - Approved 1/7/2011
- 142001/APPCON - Condition 27 Phase 1 of 102172 - Discharged 17/2/15
- 150271/APPCON - Condition 4 of 102172 - Discharged 2/4/15
- 150718/APPCON - Condition 16 of 102172 - Discharged 29/5/15
- 150267/APPCON - Condition 15 Phase 1 of 102172 - Discharged 5/8/15
- 151054/NMA - Phasing Plan amendment - Approved 7/8/15
- 151159/APPCON - Condition 51 of 1012172 - Discharged 8/9/15
- 151069/ADV - Billboard Sign - Approved 27/11/15
- 151071/APPCON - Condition 42 -ground investigation - Part Discharge 27/11/15
- 151070/REM - Phase 1c - Road - Approved 14/1/16
- 151761/REM - Phase 2A Extra Care And Flats above Parking - Approved 19/1/16
- 152276/NMA - Phase 1 Urban House - Approved 24/2/16
- 151068 - Marketing Suite (temp for 5 years) - Approved 29/2/16
- 160452/NMA - Phase 1 Urban House - Approved 20/4/16
- 160927/APPCON - Parking Management Strategy Phase 2A - discharged 5/7/16
- 160396/NMA - Phasing Plan - Approved 5/8/16
- 160700/REM - Phase 3A 74 houses - Approved 11/8/16
- 161229/NMA - Phase 1 Flats 1-10 - Approved 16/9/16
- 161406/NMA - Phase 1 houses - Approved 16/9/16
- 150727/APPCON - Condition 45 Japanese Knotweed - Approved 26/9/16
- 161746 - Phasing Plan - Approved 19/10/16

- 161881/NMA - Condition 30 removal - Code for Sustainable Homes - Approved 28/10/16
- 162050/REM - Phase 2 - 30 flats - pending decision (January 2017 PAC)

4. CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-Statutory

Natural Environment - Trees/Landscape

- 4.2 With regard to the minor changes in layout compared that that approved under 10/01461/OUT, the only comment I have relates to the change to the east of the LEAP. This will be detrimental to the setting of the LEAP by bringing parking (and bin store) much closer, which is a pity.
- 4.3 With reference to Phase 5 Proposed Street Lighting Layout 1 of 2 4160518-SK1130 P1 and 2 of 2 4160518-SK1131 P1, I can confirm that the proposed location of lighting columns is acceptable in relation to proposed trees.
- 4.4 With reference to the service corridors shown on Phase 5 Proposed Services Layout Sheet 1 of 1 4160518-SK1120 P1 and Sheet 2 of 2 4160518-SK1121 P1, I can confirm that these are acceptable in relation to trees as there appears to be no conflicts with tree planting locations.
- 4.5 With reference to Phase 5 Proposed Drainage Layout 1 of 2 4160518-SK1200 P2 and 2 of 2 4160518-SK1201 P2, the routes (including attenuation cell locations) proposed do not appear to affect the ability to implement the proposed landscaping as the routes are either in road or pavement or, in relation to the LEAP, allow space for trees and services.
- 4.6 With reference to Detailed Soft Landscape Plans 1 of 4 D2307 L.331 A, 2 of 4 D2307 L.332, 3 of 4 D2307 L.333 A, 4 of 4 D2307 L.334, Tree Planting Plan 3067-LP-P511 A and Planting Plan - Buffer Planting East Lake 3067-LP-P512 A, I can confirm that the landscaping is generally acceptable, subject to any comments Giles Sutton may have, as the street trees are consistent with the species used in Phase 3A and native species are incorporated for biodiversity. However it appears that opportunities for larger canopy trees have not been fully explored. For example, the tree planting to the west of the "Water's Edge" apartment is of only small trees and narrow form trees. Similarly, tree planting around the LEAP has not utilised the space around all perimeters for larger canopy trees. Further consideration is required. The tree proposed within the lakeside gardens are shown on the latter plan and whilst I have no objections, it might be prudent to consider whether the gardens are large enough to accommodate a feathered *Carpinus betulus* - the other species proposed are fairly narrow - particularly in a feathered form (as proposed) where there is likely to be a desire by residents to crown lift it over the lawn and hedge. Also I note that this plan does not specify the hedging proposed and I can't find that made clear on any other landscape related plan.
- 4.7 In relation to tree pit details drawing (information is also included on Schedule & Specification document and on the soft landscape plans):
- Tree Pit Details within Hard Landscaping drawing D2307 L.402 - the details in this are acceptable, albeit I can't see where this would be

applicable on Phase 5 as all trees seems to be either within soft landscape areas or soft landscape beds (between parking).

- Tree Pit Detail - Trees within soft landscaping Type 2 drawing D2307 L.409 - this is acceptable.
- Tree Pit Detail - Trees within soft drawing D2307 L.403 - this is acceptable.
- Softscape Details - Tree Pits drawing 3067-LD-D531 - this appears to only relates to tree planting as shown on Planting Plan - Buffer planting East Lake 3067-LP-P512 A. Details are acceptable, although it would be preferable for mulch to be specified.
- I note the plant and tree lists and planting specifications on Schedule and Specification D2307 L.330 which is generally acceptable but species are subject to change if comments above are actioned.

N.B. The submitted information is (or will be when approved) sufficient for the purposes of condition 11 (tree planting). We await details for condition 12 (landscape management) which will presumably be submitted with a discharge of conditions application.

- 4.8 Further to the submission of amended information the Natural Environment Officer had the following comments: "With regard to revised Softscape Details - Tree Pits 3067-LD-D531 A (25.11.16), I note the inclusion of mulch hence this plan is acceptable. With regard to revised Tree Planting Plan 3067-LP-P511 B (25.11.16), I note the change in species to more upright forms which is more appropriate to the locations, with adequate clear stems to account for their location adjacent to/within the hedges - this plan is therefore acceptable. Just one point of clarification is required which relates to the hedging between the gardens of the lakeside properties."

Leisure

- 4.9 The officer stated that "The following extract taken from Page 30 of the Design and Access Statement, is the Fields In Trust's (FIT) description of a LEAP:

"A LEAP is an area of open space specifically designated and laid out with features including equipment for children who are beginning to go out and play independently close to where they live, usually within 5 minutes walking time."

- 4.10 With this in mind, we note that the equipment proposed comprises the following:

1. Rotating Beam; 2. Balancing Blocks; 3. See-Saw; 4. Cradle Nest Swing; 5. Stepping Posts; 6. Climbing Boulders; 7. Toddler's Swing suitable for 2 years up; 8. Turntable Carousel; 9. Gravel safe impact absorbing safety surfacing to BS EN 1176

- 4.11 Given that a LEAP is designed for the slightly older child, the limited choice of proposed play equipment is unacceptable. It is clear from the images in the DAS that those children who are permitted to play independently will need far more challenging equipment/experiences than what is being proposed here.

- 4.12 Most of this equipment would generally be used by children up to 5 or 6.

- 4.13 One of the key design principles for a LEAP is that it should provide a stimulating and challenging play experience. The variety of equipment does not provide a full range of play opportunities limiting the value of the facility. For example, items 1, 2 and 5 offer the same in terms of play opportunity and so we would recommend replacing some of these items with something completely different and that offers

far greater play value and stimulation for children of 8 years and older. Consideration should be given to providing a large multi-unit comprising a number of different play experiences. This would enable children to play alongside one another and encourage greater interaction particularly for those with a disability or indeed any type of special needs, mental or physical. Able-bodied children also benefit from this integration as they learn respect for their "different" peers. The inclusion of a wide slide for example, encourages use by children with disabilities as they can be supported by a friend or adult as they go down. Children without disabilities can also race against one another.

4.14 An alternative to the roundabout (item 8 above) should be considered. The revolving disc style roundabout offers greater play value as more children can use it at the same time and it has a nonslip surface so that a child can lie on it and be rotated.

4.15 FURNITURE (Fencing/Seating/Litter bins/Signs):

- While FIT outlines the various characteristics of designated play areas, the question of enclosure should be considered. Whether this is recognisable by landscaping, at least some form of fencing is required. From the illustrations, it appears there is nothing to prevent dogs from entering the play area nor are there any measures in place to prevent children from running out between parked cars and into the adjacent roadway. Clarification on this is requested. If the area is fenced there should be two outward-opening self-closing gates on opposite sides of the LEAP.
- Information is also requested on the location of maintenance gates as there is no obvious access point to the play area for maintenance vehicles.
- Clarification/confirmation is requested on seating within the LEAP as there is no reference to this in the proposed scheme. A minimum of two seats should be provided and at least one of these should have arms and a backrest for the elderly or infirm and be easily accessible from the entrance with a good view over the play area. Seating should also be installed onto a hard standing surface.
- Similarly, there is no reference to litter bins within the scheme. These should be installed at least 1.5m away from entrance gates.
- There is a legal requirement, under the Occupiers Liability Act 1957, 1984 to ensure that play areas have correct and adequate signage. As a minimum this should include the name of the operator and contact details on how to report damage and accidents. (See RoSPA guidelines on playground signage.) For information, the Council has a standard playground sign at all of its play areas which includes pictograms and text.

4.16 SAFETY SURFACING:

With regard to the impact absorbing safety surfacing, we would recommend that the use of any loose fill surface (sand, bark chippings, gravel etc.) is **avoided**. In our experience, play areas with this type of surfacing suffer from a number of problems including:

- difficulty in maintaining cleanliness (broken glass, cigarette ends, cat faeces etc.)
- displacement of material especially with equipment such as see-saws, roundabouts and swings
- a requirement for regular sweeping in areas of high wear ongoing top up of surfacing

More importantly, the selection of any type of loose fill surfacing is particularly problematic for people with disabilities, especially for wheelchair users. The displacement of loose fill surfacing also becomes a trip hazard.

- 4.17 **SOFT AND HARD LANDSCAPING:**
A path to the play area is an essential element of the design. The footpath illustrated falls short of the play area. To prevent erosion of the grass with an expected high level of use by residents (including parents, grandparents and carers), the footpath should link to the play area. It should have a firm surface and be wide enough for wheelchairs and pushchairs. The design should be such that a friend can walk alongside disabled children (at least one metre wide). More detail on the specification is required. One of the key factors that prevents disabled children from going to playgrounds is the problem of accessibility which is easily solved through good design.
- 4.18 Information on planting schemes in and around the LEAP is requested.
- 4.19 **PARKING:**
More detail is required on the proximity of the parking bays to the play area and physical barriers to prevent children running between parked cars into the roadway.
- 4.20 **BIN AREAS:**
There are two separate bin areas illustrated. It is disappointing that these locations have been selected as they appear to be very close to the play area, particularly the ones by the parking bays. Confirmation is required on the distance from the bin sites to the public open space and whether there is screening/fencing. Alternative locations for the bins should be considered further away from the play area.
- 4.21 **MANAGEMENT AND MAINTENANCE:**
Clarification is sought on the ongoing management and maintenance regime for the play area. This should include frequency of inspections, annual independent inspections and so on. All inspections and details of any work undertaken must be recorded and kept. It should also include maintenance of soft landscaping (plants/shrubs/grass cutting etc.)
- 4.22 We are assuming that other areas/spaces (LAPS) within the development will be provided for use by toddlers, as the LEAP is designed for the older child.”
- 4.23 Officer note: Following the receipt of amended information from the Applicant Leisure has confirmed that the proposed LEAP is acceptable, subject only to the receipt of an amended layout plan. This is documented further below.

Transport

- 4.24 The Transport officer’s comments are as follows: Layout - Phase 5 includes some amendments to the outline approved site layout which are outlined on page 8 of the Design and Access Statement. The Phase is accessed from Main Avenue via a series of secondary vehicular routes. The roads within the phase will be provided with a carriageway width of between 4.8 and 6.0 metres, with traffic calming features as well as on-street parking areas to keep vehicle speeds low. A maximum speed limit of 20mph will apply through the site.
- 4.25 The internal road layout also provides a series of minor vehicular routes. Shared surface streets and squares are streets where pedestrians have priority.
- 4.26 Footways are provided within the site to ensure the development is permeable throughout for movement by foot. The mews area and the apartment blocks on the northern perimeter of the site will be provided as a shared surface with the intention that motorists entering the area will tend to drive more cautiously and

negotiate the right of way with pedestrians on a more even level. This is acceptable given the volume of traffic will be low.

- 4.27 The internal road layout of Phase 5 complies with the principles agreed at outline consent and designed to the requirements of the Department for Transport document "The Manual for Streets" and is considered acceptable.
- 4.28 Parking Provision - The parking provision for the whole of the Green Park Village Application site was approved under the outline planning permission. For dwellings, the agreed level of parking is car parking is 1 space per 1 and 2 bed flat and 2 spaces per dwelling.
- 4.29 The Phase 5 development comprises of 83 dwellings in total, 54 houses, 23 flats and 6 flat over garages (FoG). A total of 148 parking spaces will be provided as part of this application for the 83 dwellings. The parking is in accordance with the plan submitted for the outline application and remains that each house has two allocated parking spaces and each flat has one allocated space. This gives 108 spaces allocated for the houses, 29 spaces allocated for the Water Edge, Parkside and FoG apartments, and 10 visitor parking spaces across the site.
- 4.30 The parking for the dwellings in this phase are predominantly to the front of the units or within courtyards. A total of 24 spaces are provided within garages located under the FoG apartments. All dwellings will be provided with a rear gate for convenient access to the allocated parking spaces or FOG garages. The garages should be retained for the parking of vehicles at all times and covered by condition.
- 4.31 Generally, the external parking bays and mews parking areas are acceptable and provide adequate manoeuvring space for vehicles to enter and leave the parking areas. However, the allocation of some of the parking spaces could be improved, particularly in respect of Plots 249 and 247 and the proximity of the parking spaces for Plots 227 and 228. However, I am happy to deal with by condition as per the previous applications.
- 4.32 The small area of parking adjacent to Market Square associated with Phase 1 provides adequate manoeuvring space for vehicles to enter and leave the parking areas.
- 4.33 Cycle Storage - The Council's adopted Parking Standards and Design SPD identifies minimum cycle parking standards for residential developments. A minimum standard of 0.5 spaces per 1 or 2 bedroom flat and 2 spaces per dwelling house is required to meet the Council's standards.
- 4.34 All of the proposed houses are to have sheds located in the rear gardens with access provided via rear gates which is acceptable. The E-type dwellings will be provided with integrated stores for cycle storage.
- 4.35 Cycle storage for the apartments will be in a secure, covered store equipped with 'Sheffield' type stands.
- 4.36 Refuse Strategy - All of the dwellings are provided with refuse storage areas within the rear gardens and bin collection points have been identified to enable on-street servicing to occur.
- 4.37 However, the swept path analysis has been undertaken using a 10.2m long vehicle. It is unlikely that refuse vehicles will be able to turn within the Mews area, therefore, refuse vehicles will have to reverse in excess of the recommended distance to access the bin store. In order to determine whether these

arrangement are acceptable, please consult the Council's Refuse department. In addition, a swept path analysis should be submitted to demonstrate that a refuse vehicle is able to access the Parkside apartment bin store.

- 4.38 All the conditions and informatives of 10/01461/OUT (102172) still apply. A condition regarding the garages and FOG spaces to be retained for vehicle parking is recommended.

(iii) Public Consultation

- 4.39 No comments

5. RELEVANT PLANNING POLICY AND GUIDANCE

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

- 5.2 The following national and local planning policy and guidance is relevant to this application:

National

National Planning Policy Framework (NPPF)

National Planning Policy Guidance

Reading Borough Local Development Framework - Adopted Core Strategy (2008)

CS1: Sustainable Construction and Design

CS2: Waste Minimisation

CS3: Social Inclusion and Diversity

CS4: Accessibility and Intensity of Development

CS5: Inclusive Access

CS7: Design and the Public Realm

CS9: Infrastructure, Services, Resources and Amenities

CS14: Provision of Housing

CS15: Location, Accessibility, Density and Housing Mix

CS16: Affordable Housing

CS20: Implementation of Reading Transport Strategy

CS22: Transport Assessments

CS24: Car / Cycle parking

CS36: Biodiversity and Geology

CS38: Trees, Hedges and Woodland

Reading Borough Local Development Framework - Sites and Detailed Policies Document (2012)

SD1: Presumption in Favour of Sustainable Development

DM1: Adaptation to Climate Change

DM3: Infrastructure Planning

DM4: Safeguarding Amenity

DM5: Housing Mix

DM10: Private and Communal Outdoor Space

DM12: Access, Traffic and Highway-related Matters

DM18: Tree Planting

Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Planning Obligations under Section 106 (2015)
Sustainable Design and Construction SPD (2011)
Employment and Skills and Training SPD (2013)

6. APPRAISAL

(i) Principle of Development

6.1 The principle of residential development was established by the grant of the outline consent (10/01461/OUT). The purpose of this application is to obtain approval of those details not provided at outline stage. Officers can confirm that the residential proposals are generally in accordance with the parameters and principles set out by the approved scheme.

6.2 One of the original urban house types has been removed and replaced with Flats Over Garages (FoGs). This change in type has been established through approvals of amendments to Phase 1 and the Phase 3A REM.

(ii) Layout

6.3 As within the outline consent the houses would form a perimeter block along three of the roads at 2.5-3 storeys with 2 storey FoGs in the centre. There is a proposed central mews area, which has a shared surface courtyard with the parking below the flats. There are two vehicular routes into this area with parking for the units in this phase predominantly to the front of the units facing "Lakeside Crescent" or the rear in the mews area.

6.4 The overall proposed layout has been amended from what was consented at outline stage as follows:

- Lakeside apartments - re-orientated so that each apartment has one full façade facing on the lake
- Eastern side of "Lakeside Crescent" - reduction in the number of units from 16 to 10 to enable larger houses with on plot parking. This removes the need for the rear parking court as previously proposed and allows access from the front of the properties.
- Open Space - relationship of open space (to south of LEAP) to the houses has been improved with the relocation of 4 no. car parking spaces, providing for an active frontage.
- East of Leap - A three storey apartment building has been introduced aiming to provide a transition in scale from the four story lakeside apartments to the houses to the east.
- Mews - Reconfigured to create a more formal, rectilinear courtyard with an increase of FoG blocks from four to six.
- The Phase Boundary - amended to include four units on the south eastern edge of the site intended to improve on-site sequencing.

6.5 The cycle parking and bin stores would be within back gardens of housing, and vehicle parking either in bays or garages. Private amenity space for houses and the FoGs would have access to communal space within the wider Green Park Village (market square, lakeside, LEAP etc) and adjacent Green Park, which accord with the layout principles of the consented scheme.

6.6 Overall the amended layout is not considered to affect the principles established through the consented scheme and provides some subtle improvements.

(iii) Scale

6.7 The outline consent established storey heights and ridge height parameters. The proposed scale of Phase 5 complies with the consented strategy being predominantly 2.5 to 3 storeys with two storey FoGs and 4 storey apartments to the north-western corner.

6.8 It is considered therefore that the scale of the proposed buildings would be consistent with what was approved by the outline consent and would be acceptable and in accordance with Policy CS7 of the Core Strategy.

(iv) Appearance

6.9 The appearance of the houses and FoGS in this Phase follows the same design approach and aesthetic treatment as the houses in Phase 1 and Phase 3A.

6.10 The row of detached lakeside houses along the eastern shore would have a semi-formal appearance using architecture of repeating elements in a 'sweeping' form to define a strong edge with no public access between the lake edge and the gardens. The proposed houses have terraces to maximise the views across the lake. The colours proposed are appropriate to a waterside setting in shades of blue and grey. All these aspects accord with the principles in the approved DAS of the consented outline scheme.

6.11 The FoGs in the mews would be buff brick arranged in a rectangular form with simpler detailing, which follows the same principles as the mews approved through the reserved matters for Phase 3A, the Extra Care building as well as the Urban House.

6.12 The "Water's Edge Apartments" at the north-western edge of the phase would be contemporary in appearance and orientated parallel to the lake edge with large balconies to take advantage of the lakeside views. The proposed materials are buff brick in conjunction with hardiplank and panelling using muted colours. This draws upon architectural principles used in other parts of the site.

6.13 The proposed houses on "Park Lane", on the eastern side of this phase, are proposed to include a variety of colours and slate coloured roofs. Key elements buildings at the end of terraces or streets and adjacent to entrances would have stronger colours to tie in with the red brick paving in the squares.

6.14 It is proposed that the "Parkside Apartments" to the east of the LEAP are coloured to reflect the 'green' surrounding environment, i.e. 'mountain sage' and 'light mist' cladding. The form of these apartments would be a simple block form, intended to create an unobtrusive background to the LEAP.

6.15 The houses on "Park View" to the south of the LEAP would have strong dark colours to provide a focal point at the edge of the park and provide a landmark building.

6.16 It is considered that the proposals would be acceptable in their appearance and design and that the materials palette presented is consistent with that approved at outline stage. Therefore the proposal would be in accordance with Policy CS7 of the Core Strategy and the principles of high quality design set out in the NPPF.

(v) Accesses

6.17 The outline application covered means of access and therefore the traffic impact of the proposals were assessed and approved at this stage.

- 6.18 The Transport officer in their consultation response, set out in full above, confirms that the internal road layout of Phase 5, as detailed within the Design and Access Statement, complies with the principles agreed by the outline consent and designed to the requirements of the Department for Transport document "The Manual for Streets".
- 6.19 The parking provision of 148 car parking spaces accords with the level of parking agreed through the outline consent, i.e. 1 space per 1 and 2 bed flat and 2 spaces per dwelling, which gives 108 spaces for the houses, 29 for the apartments, and FoGs and 10 visitor spaces.
- 6.20 The majority of the parking would be to the front of units or within courtyards. The FoGs would have parking within garages located under them. A condition is recommended to ensure that these would be kept available for the parking of vehicles.
- 6.21 Although the parking bays and parking areas are generally acceptable there are a few that Transport have advised where there could be improvement in terms of manoeuvrability (Plots 249 and 247) and the proximity of the parking spaces to the units for Plots 227 and 228. The Applicant has been advised and any amended details will be reported in an update report.
- 6.22 Transport has confirmed that the small area of parking adjacent to "Market Square" associated with Phase 1, also part of this Phase, provides adequate manoeuvring space for vehicles to enter and leave the parking areas.
- 6.23 Cycle storage would meet adopted standards and would either be within sheds for the houses or storage areas for the apartments.
- 6.24 The refuse storage areas accord with the principles established at the outline stage and the detailed phases. These are located to enable in-street servicing to occur. However, Transport highlighted that it is unlikely that refuse vehicles would be able to turn in the mews area and reversing would be necessary. The Applicant has confirmed that *"In accordance with the Manual for Streets Section 6.8.9, refuse vehicles should be able to get to within 25m of the storage point. The distance from the kerb on Park Lane to the storage point is 30m, so the refuse truck would only need to reverse into the Mews Road to get off Park Lane to comply with the 25m distance requirement."*
- 6.25 Transport has requested that a swept path analysis be submitted to demonstrate that a refuse vehicle would be able to access the "Parkside" apartment bin store.
- 6.26 Subject to the receipt of additional information Transport has confirmed that the overall parking numbers, accesses into and the internal layout would be acceptable. This will be reported in an update. A condition is recommended regarding the garages and FOG spaces being retained for vehicle parking. Transport related conditions on the outline consent would also still apply.
- (vi) Landscaping/ open space
- 6.27 The hard landscape proposals are designed to be robust and of high quality and are set out in detail in the submitted DAS for this REM. The choice of materials will complement the architecture with regard to materials, textures and scale and follow the principles established at the outline stage.
- 6.28 Specific details have also been included for the mews area, soft landscape, the LEAP, and lakeside. The Natural Environment Officer identified a number of issues

with the original submission as set out in detail in section 4 above. Further amendments and clarification were provided and the Officer has confirmed that these are acceptable.

6.29 With regard to the LEAP the Leisure Officer provided detailed comments (see paragraphs 4.11 to 4.24 above). The Applicant submitted amendments and further information/ clarification as follows:

- Different selected play equipment to ensure that the range of equipment provides greater flexibility of use for the predicted age range that will use the facility.
- Confirmation that the enclosure associated with the LEAP area follows FIT guidance and that a combination of the landscape components have been deliberately selected to provide enclosure by using landscaping to define the boundaries of the space in tandem with mounding which also reduces the impact of large pieces of equipment upon neighbouring dwellings.
- Confirmation that the maintenance access will be via the pedestrian footpath, which will be sufficiently robust to cater for vehicle over run.
- Seats will be provided with backrests and will be located to sit upon hardstanding.
- A litter bin will be installed within the LEAP and will be located 1.5m from the primary entrance into the area upon an area of hardstanding.
- Adequate signage will be provided to meet the legal requirements.
- With regard to safety surfacing the Applicant confirms that the use of play gravel is fit for purpose and in keeping with the principals set out within the Fit guidance. It also conforms to BS EN 1176 for intended use as an impact absorbing safety surface and provides additional opportunities for play and is in keeping with the informal language of the LEAP replicated throughout the Green Park estate. However the safety zones for pieces of play proposed will be defined using synthetic impact absorbing tiles and a clear access zone defined to each in material fit for wheelchair use.
- A 2.0m wide footpath will be provided creating direct access to the LEAP from the pedestrian footpath proposed.
- These are bin stores/pavilions. They are enclosed and therefore screened. They are clad in Hardie plank to reflect the aesthetic of the houses. Detailed proposals for these enclosures are provided in the application within drawings 30934-7 PL-5A-018. Drawing 30934-7 PL-5A-020 confirms travel distances.
- The LEAP is separated from the parking to the west by a wide band of shrub planting which will be densely planted. Inside this and marking the western boundary of the LEAP will be a double staggered hedgerow which will prevent egress between the play area and the carriageway. To the east mounding provides definition of the boundary of the LEAP and bridges the divide between the carriageway and the play area.
- Management of the LEAP area will be defined by the estate management team and the hard and soft materials maintained under the regimes set out within the Landscape management and maintenance plan submitted for Phase 5 in support of this application

Subject to the receipt of an amended layout plan, Leisure has confirmed that the detailed scheme for the LEAP is acceptable. Any further details will be reported in an update report.

6.30 The materials and the landscaping approach are considered to be consistent with those established through the outline approval. Landscaping conditions on the outline consent will still need to be met, and this is recommended as an informative.

(vii) Infrastructure Provision (Section 106 and Community Infrastructure Levy)

Employment, Skills and Training

- 6.31 The original outline permission pre-dated the Council's Employment, Skills and Training SPD (2013) and it was not a material consideration at that time, and any conditions attached to a reserved matters decision must relate to those specific matters only.
- 6.32 However, the Applicant has confirmed that they operate their own programme of training and apprenticeships and have a company-wide target to increase site-based apprenticeships and training. An informative is recommended regarding working with Reading UK CIC to develop a scheme specific ESP.

Community Infrastructure Levy (CIL)

- 6.33 As the outline planning permission was granted before the Council's CIL implementation this Reserved Matters application does not trigger liability to pay CIL.

(ix) Equality

- 6.34 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. The principle of the development was approved at outline stage and details being considered under this application relate specifically to the function and form of the building and the layout of the external space.
- 6.35 There is no indication or evidence (including from consultation on the current application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to this particular planning application. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

- 7.1 In conclusion the development of this site as detailed on the submitted plans and information is considered to be of an acceptable appearance and scale, and layout and design and accords with relevant adopted policies. Further details will be submitted to address landscaping and transport comments and will be reported within an update report. Subject to the receipt of further amended information and details of clarification, it is recommended that this reserved matters application be granted subject to conditions.

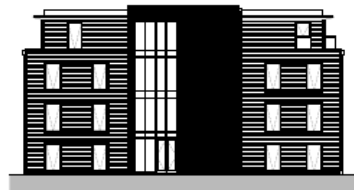
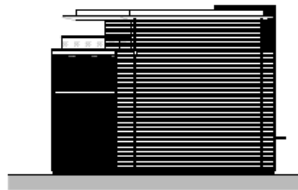
Case Officer: Alison Amoah

APPENDIX 1: APPLICATION DRAWINGS

"Waterside Edge" Apartments



WEA Plots
272,273,274,275,276,277
276,279,280,281,282



Drawings/Plans
Architectural
Scale: 1:500
Date: 12/2023
Project: Waterside Edge
Client: St Edward Homes
Site: Green Park Village



"Parkside Apartments"



01 - West Elevation



02 - North Elevation



PSA Plots
 260,261,262,263,264,
 265,266,267,268,269,
 270,271



03 - East Elevation



04 - South Elevation

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 www.brownlie-mclaren.com



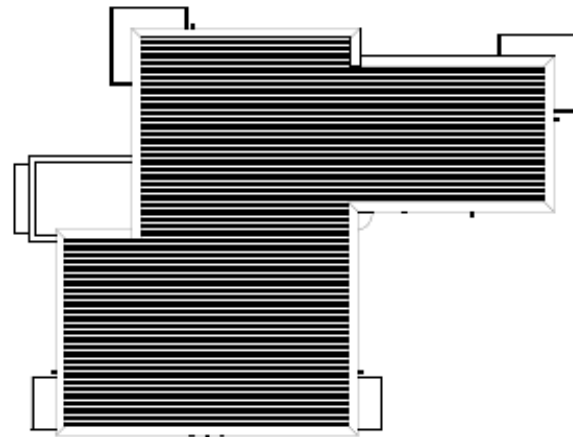
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

House Type G

FOG G4



Street Elevation

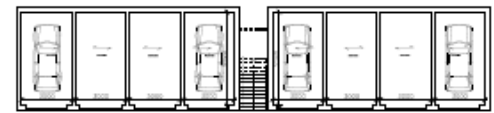


Rear Elevation

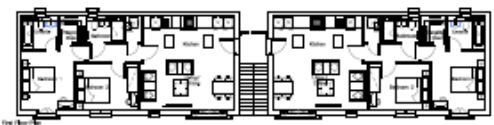


First Floor Plan

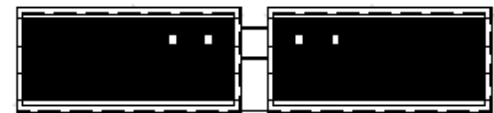
FOG G5



Street Elevation



First Floor Plan



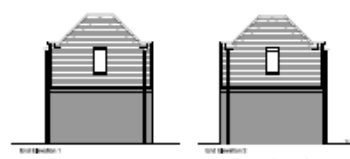
Rear Elevation



Street Elevation



Rear Elevation



Rear Elevation 1

Rear Elevation 2



FOG G4 Plots 256,259
FOG G5 Plots 254,257,257,258

PLEASE REFER TO DESIGN AND ACCESS STATEMENT FOR SHOWN MATERIAL

House Type E2

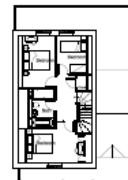
E2



Street Elevation



Street Elevation



Street Elevation



Street Elevation



Street Elevation



Street Elevation



Rear Elevation



Rear Elevation



E2 Plots 204,205,206,207,208,209,210,211,212

PLEASE REFER TO DESIGN AND ACCESS STATEMENT FOR SHOWN MATERIAL

House Type D1

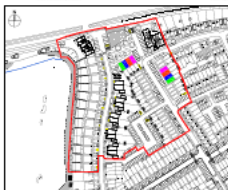
D1/D1H



■ D1 Plots 221,219,217,215,213
■ D1H Plots 220,218,216,214

House Type C1

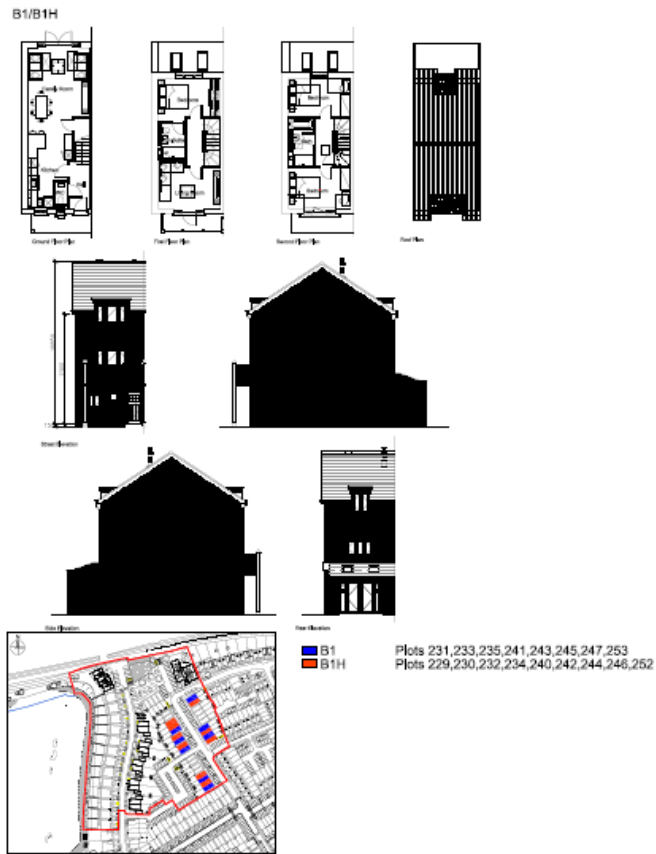
C1/C1H



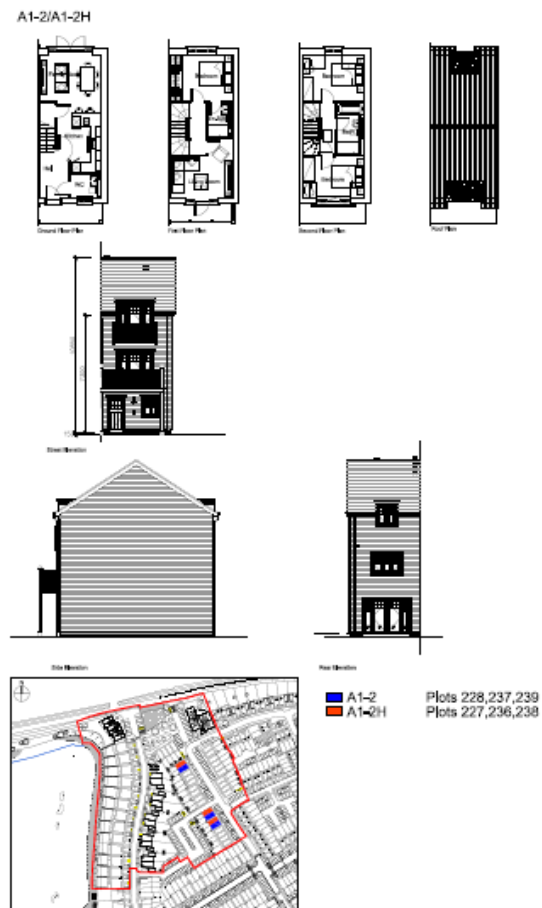
■ C1-1 Plots - 225,250
■ C1-1H Plots - 224,249
■ C3-1 Plots - 223,248
■ C3-1H Plots - 226,251



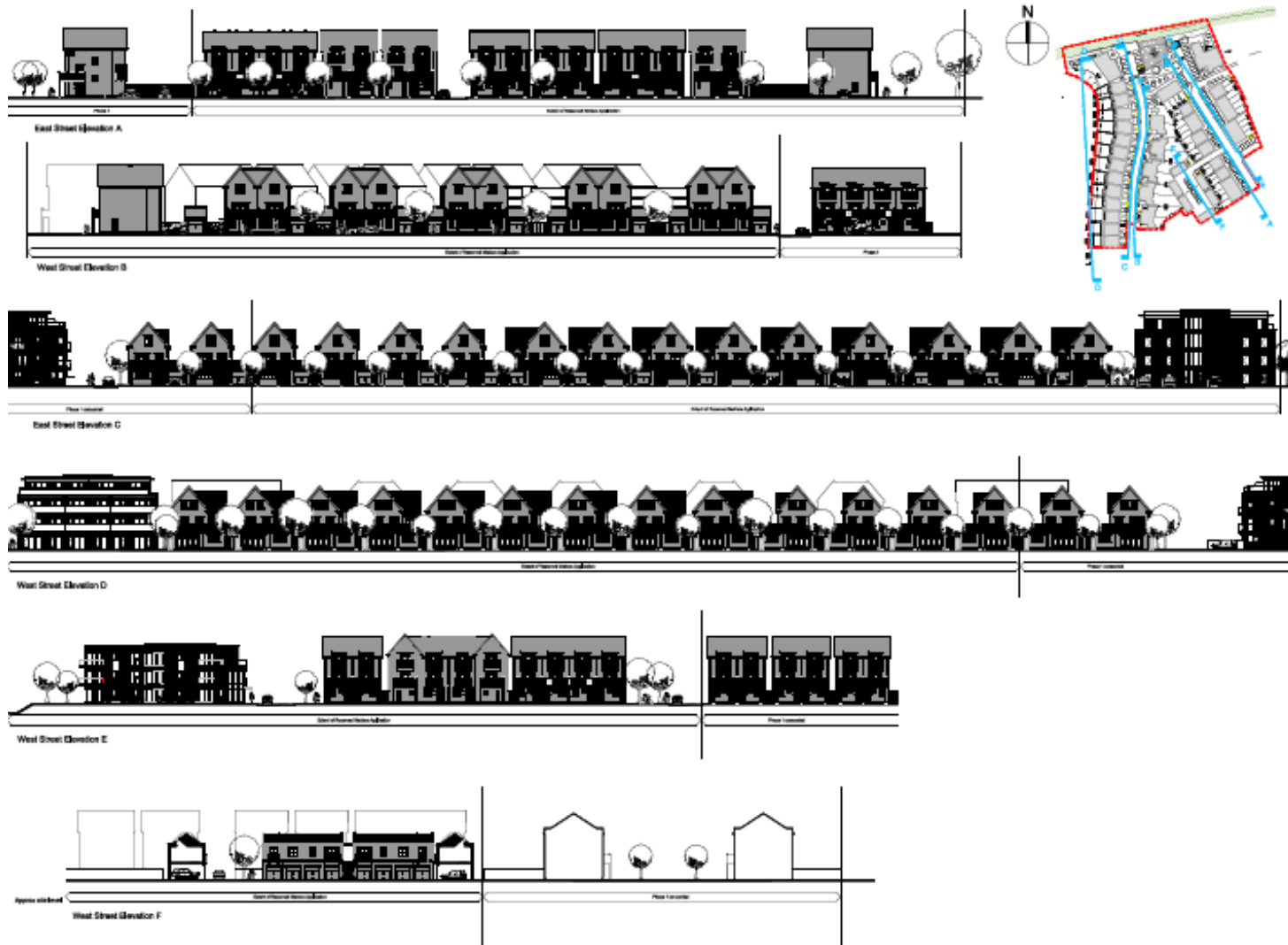
House Type B1



House Type A1



Street Scenes



LANDSCAPING SHOWN IS INDICATIVE
SEE PLACE LANDSCAPE PROPOSALS FOR DETAILS & GLANVILLE PROPOSALS FOR INFORMATION ON LEVELS