

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 26th APRIL 2017

ITEM NO. 11

Ward: Whitley

App No.: 170087

App Type: Reserved Matters

Address: Green Park Village, Longwater Avenue

Proposal: Application for approval of reserved matters following outline approval for Phase 3C and lakeside margins part of Phases 1C, 6, and 5. (10/01461/OUT)

Applicant: St Edward Homes Limited

Date valid: 26th January 2017

Major Application: 13 week target decision date: 27th April 2017

Planning Guarantee: 26 week date: 27th July 2017

RECOMMENDATIONS

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

Conditions to include:

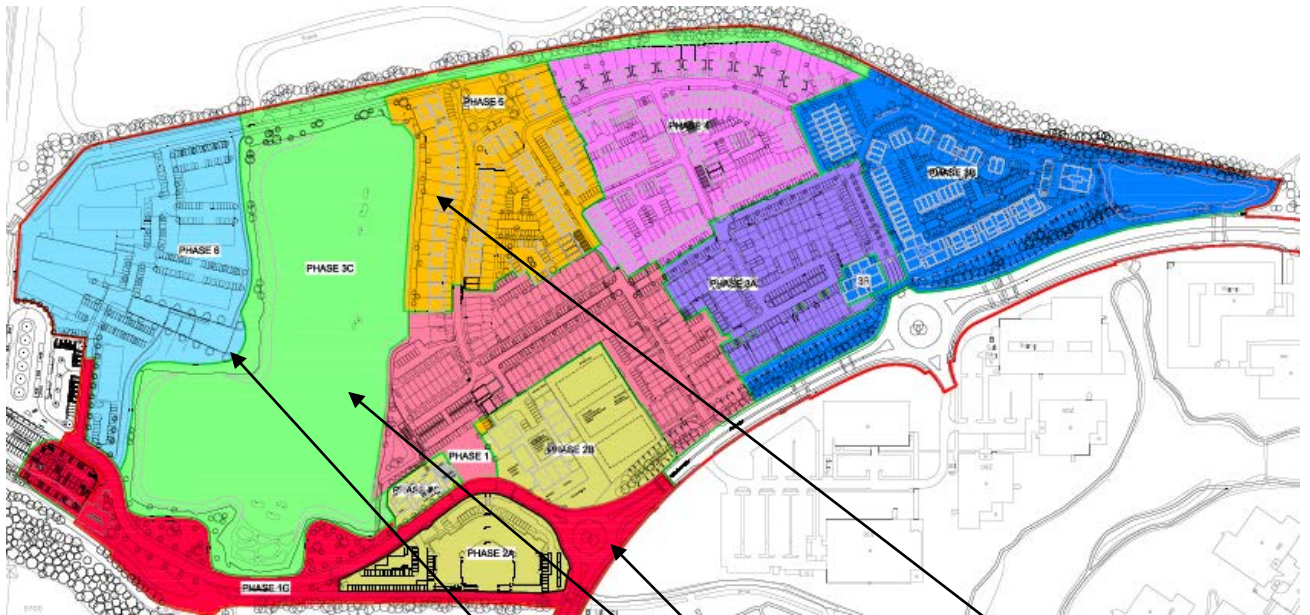
1. Approved plans.

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.

1. INTRODUCTION

- 1.1 The application site is in the Green Park Village (GPV) site towards the western side of the overall development and includes the lake and its margins, which is Phase 3C, but with small parts of Phases 1C, 6, and 5. The whole of GPV 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 boundary of the Phase 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.



Phasing Plan extract - Phase 3C is the area coloured green, the lake margin areas are parts within the blue (Phase 6), red (Phase 1C) and orange (Phase 5)

2. PROPOSAL AND SUPPORTING INFORMATION

2.1 The application is for the approval of reserved matters for Phase 3C the lake and its immediate surroundings including a strip to the northern boundary above phases 5 and 4 (see phasing plan above), and lake margins which overlap with the edges of Phases 6, 1C and 5. It should be noted that Phase 1C reserved matters was approved under 151070 and Phase 5 under 161893.

2.2 Approval is sought for all reserved matters, i.e. access, appearance, landscaping, layout and scale. However, this Phase includes landscaping areas only and does not include any buildings.

2.3 *The following plans were received on 23rd January 2017 (unless otherwise indicated):*

- Phase 3C Boundary Line - Drawing no: 3067-LP-SK001
- Hardscape Details Furniture - Drawing no: 3067-LD-D30 Rev A
- Hardscape Details Fencing - Drawing no: 3067-LD-D31 Rev B
- Hardscape Details Surfaces - Drawing no: 3067-LD-D34 Rev B
- Hardscape Details Jettys and Docks - Drawing no: 3067-LD-D35 Rev A
- Soft Landscaping Tree Pits - Drawing no: 3067-LD-D37 Rev A
- Landscape Masterplan - Drawing no: 3067-LP-P01 Rev H, received 2/2/17
- Hardscape Plan - Drawing no: 3067-LP-P02 Rev B
- Furniture and Boundary Plan - Drawing no: 3067-LP-P03 Rev B
- Lighting Plan Schematic - Drawing no: 3067-LP-P04 Rev B
- Jetty and Decks Detailed Plan - Drawing no: 3067-LP-P07 Rev B
- Planting Plan Seeding Plan - Drawing no: 3067-LP-P10 Rev B
- Planting Plan Tree Planting - Drawing no: 3067-LP-P11 Rev B
- Planting Plan Marginal Planting - Drawing no: 3067-LP-P12 Rev A

Other documentation and Studies:

- Plant Schedule - Soft Landscape Schedule - 3067-MA-SCH-1001 Rev A

- Landscape Management Plan, prepared by MacFarlane Associates, dated January 2017, received 23/1/17
- REM Proposals, prepared by MacFarlane Associates, dated 21st December 2016, received 23/1/17

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 102172 - 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 and retail - Approved 24/1/17
- 161893/REM - Phase 5 83 Houses - Approved 24/1/17
- 170136/SCR - Request for an Environmental Impact Screening Opinion in relation to their proposals for phase 6b of the Green Park Village development - Screening opinion sent 24/2/17
- 161926/APPCON - Phase 1 - 17-materials; 18- lighting; 19- access routes; 21- vehicle parking; 23- bicycle storage; 49- dewatering strategy - Approved 6/3/17
- 170117/APPCON - Conditions 15 -Archaeology (Phase 1 part and 2-6) and 49 - Dewatering (Phases 2-5) - Approved 10/3/17

4. CONSULTATIONS

(i) Statutory

4.1 None

(ii) Non-Statutory

Natural Environment - Trees/Landscape

- 4.2 The Officer queried why the submitted plans had largely not included the woodland strip to the north of Phases 4 and 5, which form part of Phase 3C.
- 4.3 The applicant has confirmed that Phase 3C does include the northern strip (shown on the Landscape Masterplan landscape Masterplan (3067-LP-P01). This strip is a 'woodland walk', and drawing 3067-LP-P11 shows the trees and buffer planting. However, the majority of the drawings focus on the lake for detail, and therefore do not include the strip.
- 4.4 The Natural Environment Officer has reviewed the following plans (this does not include all the plans that have been submitted [as listed above]):
Landscape Masterplan 3067-LP-P01, Lighting Plan 3067-LP-P04

Planting Plan- Tree Planting 3067-LP-P11
Softscape Details - Tree pits 3067-LD-D37
Furniture and Boundary Plan 3067-LP-P03
Hardscape Details - Surfaces 3067-LD-D34
Landscape Maintenance Plan 3067-MA-MM-002 (Jan 2017);
Planting Plan - Marginal Planting 3067-LP-P12
Plant schedule 3067-MA-SCH-001 (soft landscape schedule);
Hardscape Plan 3067-LP-P02 and Planting Plan - Seedling Plan 3067-LP-P10

4.5 The original comments are summarised as follows:

Soft landscaping

4.6 The species proposed are either native or naturalised or varieties/cultivars of native and naturalised trees so in this respect are acceptable. However, around the lakeside only 2 individual trees of an ultimately large canopy (Weeping willow) are proposed, the remainder being either limited in spread due to its natural form or being an upright variety/cultivar. This will give the tree planting a more formal appearance which I would suggest is not wholly appropriate to the lakeside setting. It is also questionable whether the Weeping willow could be maintained long-term as a larger canopy tree anyway and it is likely to require management once mature due to the weak structure of its wood. Tree planting in general around the lakeside appears sparse. No reliance on planting in the adjacent Phase 6 should be made as details for this Phase have not yet been approved.

4.7 Planting Plan-Tree Planting 3067-LP-P11 includes 'proposed buffer planting' on the key but does not include an area on the plan that matches this key so clarification is required.

4.8 The applicant responded as follows: *The tree selection has been reviewed and is considered appropriate for the conditions and environment of the lakeside. The Willows will require maintenance for formative pruning, which has been allowed for within our maintenance and management plan (3067-MA-MM-002).*

We do not feel tree planting is sparse around the lakeside edge, given the space requirement for the path. The trees have been grouped and located to provide vistas across the lake, space, shade and a variety of canopies for seasonal interest. Buffer planting is specified at the southern edge of the lake and along the woodland walk.

4.9 Officers also noted that the stock size of trees proposed for the woodland trees is very small but as woodland planting would be acceptable. 8-10cm girth, however, is not acceptable for the remaining areas. The applicant has confirmed that the smallest tree is now 10-12cm girth and is located only in the woodland walk area.

4.10 In relation to the tree pit specifications provided on Softscape Details - Tree pits 3067-LD-D37, the Officer confirmed that the principles are acceptable however the reference to 'small', 'medium' and 'large' trees and heights not specified on the Planting Schedule is not helpful. For clarity, the tree pits should refer to the heights, as proposed. A tree pit for 'buffer planting' is proposed. The use of tree shelters is noted for the woodland and buffer planting and is prudent, albeit their use may not be feasible on the feathered trees. Lastly, it would appear from Lighting Plan 3067-LP-P04 that there will be an electricity route close to some of the proposed trees in which case root barriers may be required where tree pits are within a certain distance of this service route - this should be considered.

4.11 All matters raised in para 4.12 have been addressed by the applicant and acceptable amendments provided.

- 4.12 The Officer raised a query regarding the remainder of the planting which only appears to have principles on various planting plans.
- 4.13 The applicant has confirmed that all marginal planting is included within the schedule and noted in the masterplan keys.
- 4.14 Landscape management - With reference to Landscape Maintenance Plan 3067- MA-MM-002 (Jan 2017), the officer considered it generally acceptable, save for a few queries as follows: The document refers to existing trees in several locations, as none of the plans submitted appear to show existing trees.
- 4.15 The applicant submitted an Arboricultural Implications Plan (3067-LP-P08) to show the tree constraints relevant to Phase 3C as to the tree survey conducted.
- 4.16 A request was made for more watering as that proposed was not sufficient and clarification was sought as to the type of pruning for trees. These details have been amended.

Leisure

- 4.17 The Officer stated that "Having looked through the Landscape Management Plan, we note that there is no reference to record keeping on inspections carried out to the play area. An additional bullet point should therefore be added to Para 12.1.3 (page 14) which says something along the lines of "In accordance with the playground industry standards EN1176 and EN 1177 all inspections and details of any work carried out will be recorded and kept for future inspection." (For information, records should be kept for a minimum of 21 years.)
- 4.18 Regular inspections should be carried out by a competent person and the area inspected annually by a Certified Playground Safety Inspector.
- 4.19 Finally, we are assuming that a post installation inspection will be carried out to the play area upon completion to ensure it (equipment and surfacing etc.) complies with the industry standards (EN1176 and EN 1177).
- 4.20 In terms of the trim trail to the north of the phase the Leisure officer has recommended some form of surfacing between the various elements. If the trim trail were very popular and heavily used it would become eroded and muddy and uneven very quickly. If the whole area were surfaced this would be easier to maintain.
- 4.21 The officer also highlights that each piece of equipment, according to industry standards, must have a sign explaining how to use it. The applicant will be advised of this.

Transport

- 4.22 The original comments were "This phase includes the emergency access route along the northern edge of the lake which was agreed under the outline planning permission. This access route is only capable of accommodating one-way traffic but it not clear how vehicles will be restricted from using the route. Can the applicant confirm how the emergency access route will be managed to ensure the road is maintained for emergency access only?"
- 4.23 *Officer note:* The Agent confirmed that the emergency access route would be controlled with removable bollards to restrict the use of the emergency access across the northern edge of the lake. The bollards are not however located in the area for which this reserved matters approval is sought, but would be within the

Phases 5 and 6 areas. Transport confirmed that this was acceptable and would be addressed through other reserved matters applications.

- 4.24 The Transport Officer stated that "as this application relates to the lake and landscaping details, there are no further transport comments in respect of this application and recommended that original conditions and informative from the original outline continue to apply.

(iii) **Public Consultation**

- 4.25 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

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

DM12: Access, Traffic and Highway-related Matters

DM18: Tree Planting

Reading Borough Council Supplementary Planning Documents

Revised Parking Standards and Design SPD (2011)

Sustainable Design and Construction SPD (2011)

6. APPRAISAL

(i) Principle of Development

6.1 The lake is existing and forms part of the approved area under outline consent (10/01461/OUT). The purpose of this application is to obtain approval of those details not provided at outline stage. Officers confirm that the landscaping proposals accord with the parameters and principles set out by the approved scheme.

(ii) Layout

6.2 The character areas around the lake are as identified within the landscape masterplan approved under the outline consent. This reserved matters application provides details for each of these character areas and is described further below under the landscape section.

(iii) Scale

6.3 This phase does not include any buildings but hard and soft landscaping including jetties and decks. Therefore there is no specific detail requiring approval with regard to scale.

(iv) Appearance

6.4 The appearance of different landscape areas accords with the principles established through the consented outline and is detailed in landscape section below.

(v) Accesses

6.5 There are no road accesses as part of this Phase. The submitted details (Pg5 of RMA Proposals, prepared by MacFarlane Associates) include for cycle and pedestrian access and circulation which build upon those identified and approved through the outline consent. However, no specific details are provided and clarification has been sought from the applicant and will be reported in an update.

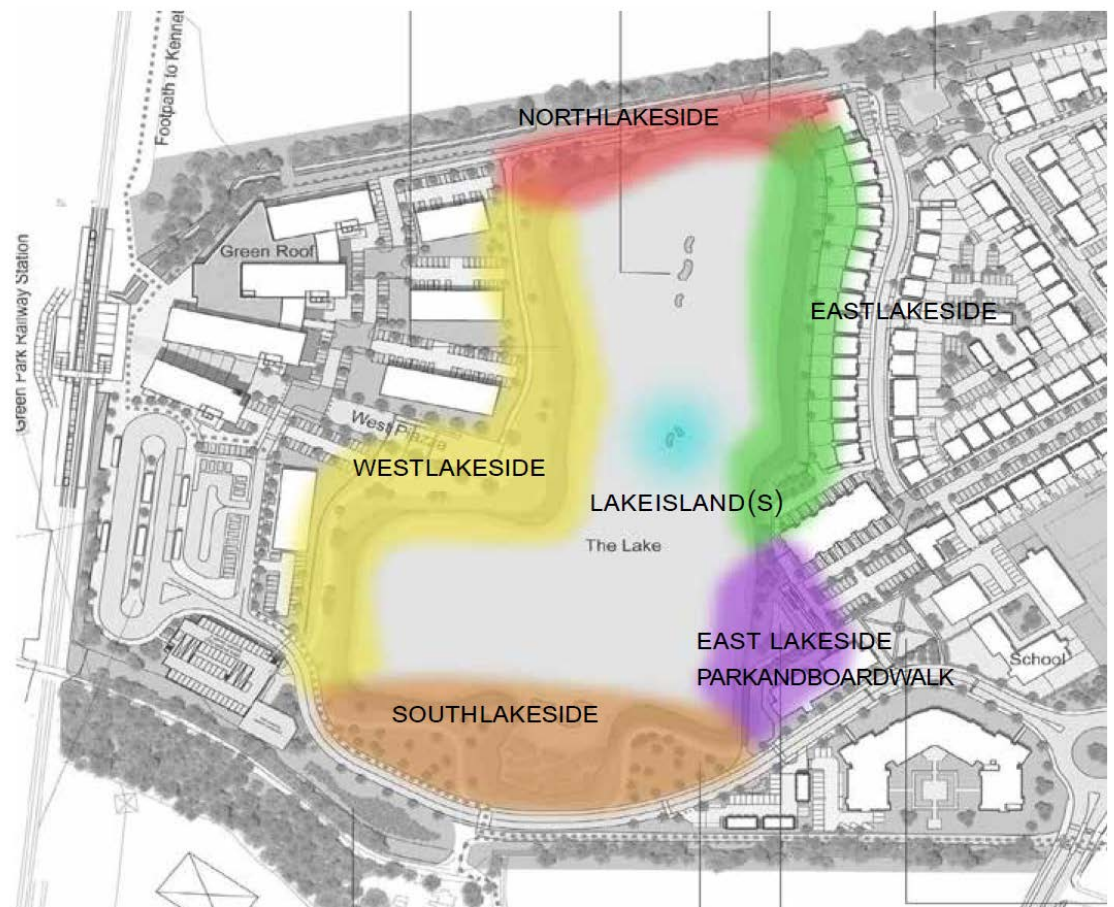
6.6 The nodes at each character area would be accessed via primary pedestrian routes at both the West Piazza (within future Phase 6) and East Lakeside Park and secondary linkages through the GPV area.

6.7 The Transport Officer queried how the emergency access route, at the northern edge of the lake, would be managed to ensure that the road would be maintained for emergency access. The Applicant confirmed that removable bollards would be used, but that these are located within Phases 5 and 6, and the area within Phase 5 has already been approved under 161893/REM (shown on the approved plan 'Detailed Hard Landscape Plan (sheet 1 of 4) - Drawing no: D2307 L.230 Rev B'). The Applicant clarified that a reserved matters application for Phase 6, yet to be submitted, will include details of bollards at the western end of the emergency access. The Transport Officer confirmed that this was acceptable.

(vi) Landscaping/ open space

6.8 The consented scheme includes for character areas for the lake edges intended to be distinct and provide for different activities. The submitted details build on what was approved through the outline consent (as shown on the approved Landscape Masterplan PL-MPL-011 Rev A Landscape Masterplan): and is summarised as follows:

- **North Lakeside** - Amenity park with picnic lawn, senior play, trim trail and linear woodland walk, with filtered views into and from the site. This would provide an opportunity for direct access to and enjoyment of the water
- **East Lakeside** - Play opportunities, seating, steps and seasonal planting. Quality views focused onto the lake through low marginal and native planting, from the gardens of Lakeside Crescent. The Park and Boardwalk would provide a strong designed view over the lake to the West Piazza.
- **South Lakeside** - Amenity park with paths over undulating grassland of wildflower meadows, boardwalks and interpretation panels. A clear view to the Lake from the Station access road.
- **West Lakeside** - Areas of ornamental planting, plenty of seating opportunities, facing towards the lake. A viewing platform with open views in all directions linking to the transport hub to the west of this.



- 6.9 There is also detail of the proposed linear woodland walk at the northern boundary intended as a peaceful walking route providing access at various points to the overall GPV site. This would connect to the North Lakeside character area and to the transport and commercial hub to the west.
- 6.10 Details of planting locations and schedule, lighting, furniture, fencing, jetties and decks, hard landscaping surfaces and tree pits have been provided. Some of these details duplicate information submitted and approved under Phase 5 reserved matters 161893/REM. There are also details within Phase 1 area included within the Pgs16-17 of RMA Proposals document, which are the subject of a current approval of conditions application 170083/APPCON (drawing reference 3067-LP-P100), which is provided for context only.

- 6.11 An annotated Materials Palette plan is included within the RMA Proposals document, as well as wayfinding and interpretation signage.
- 6.12 Further amendments and clarification has been provided by the Applicant in response to issues raised by Natural Environment and Leisure Officers to date. Some additional information has been requested by the Natural Environment Officer and the Planning Officer, further to the matters identified above, and this and any subsequent amendments will be reported in an update.
- 6.13 However, these are not substantive issues and 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) Equality

- 6.14 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.
- 6.15 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 landscaping, including the leisure trim trail as detailed on the submitted plans, supported by a Proposals Document is considered to be acceptable, and in accordance with the principles established through the outline consent. It is recommended that this reserved matters application be granted subject to conditions.

Case Officer: Alison Amoah

APPENDIX 1: APPLICATION DRAWINGS

LANDSCAPE MASTERPLAN



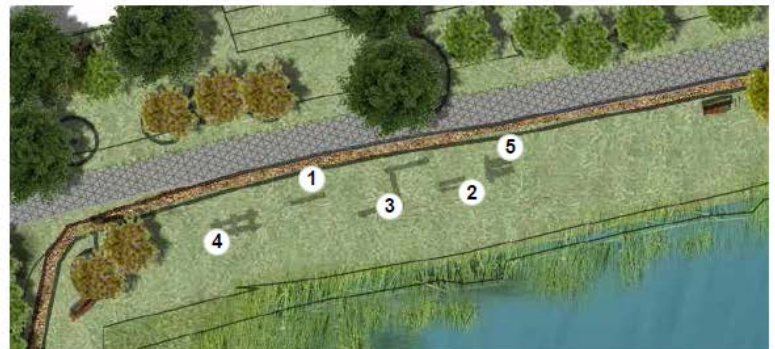
NORTH LAKESIDE - TRIM TRAIL

The Trim Trail offers informal exercise, located around a jogging circuit within the character area.

The design of the Trim Trail route would use any natural gradient to offer a circuit that is both challenging and interesting. A range of features will be provided for exercising and play which are incorporated into the trail. Different units can be selected to provide a diverse and inclusive exercise routine.

Key Features

- visually low impact
- natural trim trail equipment
- encourages a jogging circuit



Equipment designed to encourage group and individual activity



Chin ups



Parallel bars



Balance beams



Bench sit ups

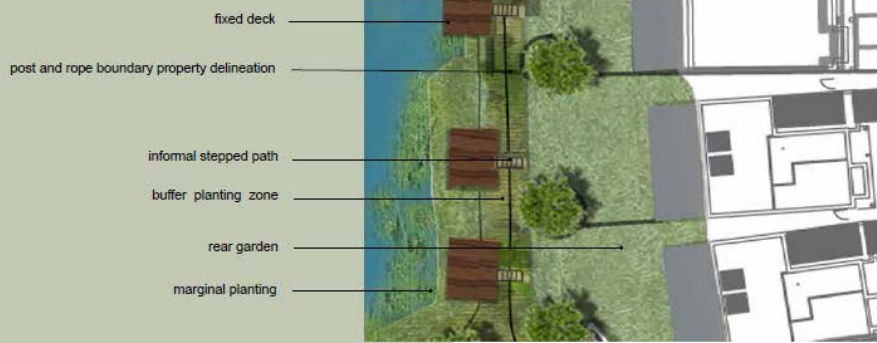


Abs bench

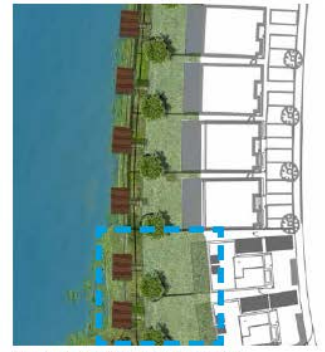
EAST LAKESIDE - REAR GARDENS BOUNDARY



Typical section indicating planted buffer slope to lake edge



EAST LAKE SLOPE AND GARDEN AREAS



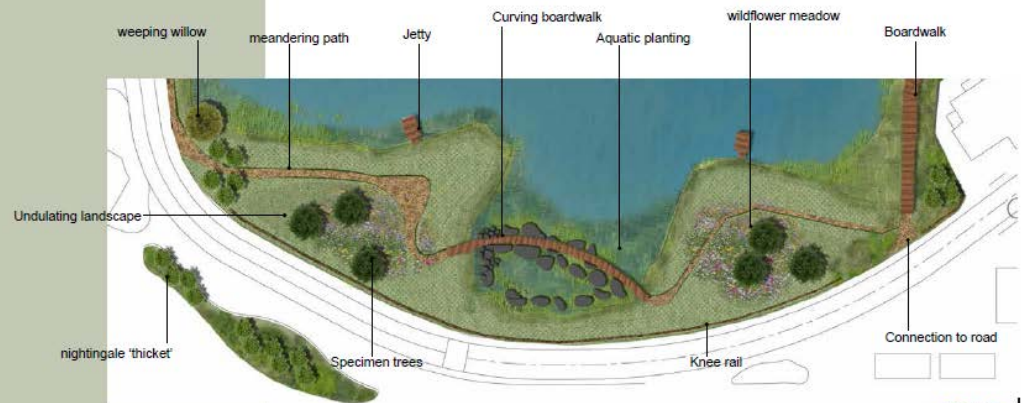
INDIVIDUAL DECKS TO LAKE EDGE



SOUTH LAKESIDE - DETAILS

- TIMBER BLOCK BENCHES
- INFORMAL ACCESS TO LAKE SIDE
- BOULDER SEATING
- JETTYS
- BOARDWALK

An informal meandering path works its way round the south of the lake over undulating grassland of wildflower meadows and specimen trees. The path leads across a curving boardwalk which will run through a shallow lake areas of planted reeds and marginals. The 2m wide boardwalk will encourage a slower pace through this wildlife rich area.



WEST LAKESIDE 'PIAZZA' INTERFACE



shrub planting

screening tree cluster

meandering path

Gentle gradient

'pebble' seating clusters

Viewing platform

widened pathway with seating set in tree cluster

Marginal planting