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Our Ref: 150843/ADJ
Your Ref: RM/2015/1019

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8^h June 2015

David Smith
Development Management
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Your contact is: Mark Worringham, Planning Section

Dear Mr Smith,

Application: 150843 (*Your ref RM/2015/1019*)
Description: Reserved Matters application pursuant to Outline Planning consent O/2013/0565 for the erection of 100 dwellings - matters of appearance, landscaping, layout and scale to be considered.
Location: Land east of Basingstoke Road, Basingstoke Road, Spencers Wood

I refer to the above planning application, which has been considered by Reading Borough Council. I can confirm that Reading Borough Council raises NO OBJECTION to the proposal.

I enclose a copy of the delegated officer's report for your information.

Yours sincerely



Mark Worringham
Principal Planner

DELEGATED APPLICATION REPORT

SITE ADDRESS:	Land East of Basingstoke Road, Spencers Wood
APPLICATION NUMBER:	150843
PROPOSAL:	Reserved Matters application pursuant to Outline Planning consent O/2013/0565 for the erection of 100 dwellings - matters of appearance, landscaping, layout and scale to be considered.
CASE OFFICER:	Mark Worringham

RELEVANT POLICIES AND SUPPLEMENTARY PLANNING GUIDANCE

National Planning Guidance

National Planning Policy Framework

Wokingham Borough Local Development Framework

Wokingham Borough Core Strategy (adopted 2010)

Managing Development Delivery Local Plan (adopted 2014)

CONSULTATION RESPONSES

Wokingham Borough Council has carried out its own consultations. RBC's consultation responses are outlined below.

- Transport Development Control
The means of access and traffic implications for these were determined at Outline stage. We had concerns over the implications of traffic on Reading but Wokingham approved these without any further consultation with us. Given means of access has already been determined I have no further comments to make.

RELEVANT PLANNING HISTORY

- 130497 - Erection of 100 dwellings with associated landscaping and open space at east of Basingstoke Road, Spencers Wood. Observations sent. (WBC ref O/2013/0565)

EQUALITY ACT 2010

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

SITE DESCRIPTION & SURROUNDING AREA

The site is an area of undeveloped land to the rear of houses along Basingstoke Road in the village of Spencers Wood. Spencers Wood is around a kilometre to the south of Reading Borough, just south of junction 11 of the M4.

The site is within the identified South of the M4 Strategic Development Location in Wokingham's adopted Core Strategy, which is identified for a sustainable mixed use development including 2,500 dwellings.

PROPOSAL

Planning permission was granted in outline in April 2014 for a residential development for 100 dwellings, with all matters reserved except for means of access. RBC responded to the application in 2015 (RBC Ref 130497). The current

application seeks approval for the reserved matters for this development. The development is for a mix of houses and flats of various sizes (48 x 4-bed, 27 x 3-bed, 20 x 2-bed and 5 x 1-bed).

APPRAISAL

The site was subject to an outline application for 100 dwellings, with all matters except means of access reserved, which was approved in April 2014. The principle of the development is established by the permission, and the matters that are now to be considered within the current application therefore relate to the detailed layout, design and landscaping. Given the distance of this site from the boundary with RBC (around 1 km), there is no particular visual connection, therefore matters such as design and landscaping are unlikely to have any effect on Reading. Therefore, there are not considered to be any implications for RBC.

Conclusion

There are no significant implications for Reading from this application.

RECOMMENDATION

That Wokingham Borough Council be informed that Reading Borough Council raise NO OBJECTION to the proposal.