

# Outline consent granted for 49 dwellings in Three Mile Cross, Berkshire

Grazely Road, Three Mile Cross, Reading, Berkshire, Wokingham



## 01.

The challenge

A Greenfield site on the edge of Three Mile Cross.

A 5.8 HA open greenfield located on the South-Western edge of Three Mile Cross, on a west-facing slope with an established planting screening the site from the A33. Due to the proximity to the A33 consideration has to be given to noise and air quality but opportunities for improved biodiversity and landscape setting.

## 02.

### The proposal

JPP submitted an outline application for 49 dwellings including 22 affordable homes.

The proposal of 22 affordable homes goes beyond policy requirement, the scheme provides an opportunity to deliver a comprehensive sustainable urban extension. The development will respond to its location and context. As such, the masterplan has been landscape led, establishing a green framework which enhances and complements the existing site characteristics.

## 03.

### The Outcome

Outline Planning consent granted at appeal.

Throughout the application process, the Detailed Emergency Planning Zone (DEPZ) extended to include our site which created a giant hurdle to overcome. Despite Wokingham not determining the application after 2 years, JPP appealed to the Secretary of State on the basis of non-determination. The application description was amended to 49 affordable dwellings, with the appeal with the appeal heard by way of an 8 day Public Enquiry led by Andrew Tabachnik KC. The main points of discussion were sustainability, impact on Trees, landscape, DEPZ/AWE and the planning balance. JPP were delighted with the inspectors decision to allow the appeal.