

Agenda Item 78.

Application Number	Expiry Date	Parish	Ward
190914	28/03/2024	Wokingham Without	Wokingham Without
191068	28/03/2024	Wokingham Without	Wokingham Without
192325	29/03/2024	Wokingham, Wokingham Without	Wescott, Wokingham Without

190914	
Applicant	Kingacre Estates Ltd
Site Address	Land at phase 2a of the South Wokingham Strategy Development Location (SDL)
Proposal	Outline application with all matters reserved except for principal means of access to the highways, for up to 215 dwellings, public open space, play areas, associated infrastructure and landscaping. To be read in conjunction with applications 190900 & 191068.
Type	Outline
Officer	Emy Circuit
Reason for determination by committee	Major (EIA) application within the South Wokingham SDL

191068	
Applicant	Keir Ventures Ltd and Miller Homes Ltd
Site Address	Land at phase 2b of the South Wokingham Strategy Development Location (SDL)
Proposal	Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. – To be read in conjunction with applications 190900 & 190914.
Type	Hybrid
Officer	Emy Circuit
Reason for determination by committee	Major (EIA) application within the South Wokingham SDL

192325	
Applicant	Charles Church Developments Ltd
Site Address	Land South East of Finchampstead Road, South Wokingham Strategic Development Location Wokingham (SDL)
Proposal	Hybrid Planning application (part outline/part full) comprising outline application with all matters reserved for up to 171 no.

	dwellings, public open space and associated infrastructure and full application for Suitable Alternative Natural Greenspace (SANG).
Type	Hybrid
Officer	Emy Circuit
Reason for determination by committee	Major (EIA) application within the South Wokingham SDL

FOR CONSIDERATION BY	Planning Committee on 13 March 2024
REPORT PREPARED BY	Assistant Director – Place and Growth

RECOMMENDATION 190914	<p>1. That the committee:</p> <p>A. NOTE the revised mechanism for securing delivery of the school, community facility and allotments; and</p> <p>B. AUTHORISE the Assistant Director – Place and Growth to agree updates to conditions and informatives between the resolution of the Planning Committee on 18 May 2021 and issue of the decision under delegated powers.</p> <p>2. Should the S106 legal agreement not be completed within 3 months of the date of this resolution planning permission be refused due to failure to secure the necessary infrastructure impact mitigation, unless otherwise agreed by the chairman of the planning committee and confirmed in writing by the Local Planning Authority.</p>
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RECOMMENDATION 191068	<p>1. That the committee:</p> <p>A. NOTE the revised mechanism for securing delivery of the school, community facility and allotments; and</p> <p>B. NOTE the revisions to the draft conditions agreed by the Assistant Director, Place and Growth in accordance with 1.B. of the resolution of the Planning Committee on 18 May 2021.</p> <p>2. Should the S106 legal agreement not be completed within 3 months of the date of this resolution planning permission be refused due to failure to secure the necessary infrastructure impact mitigation, unless otherwise agreed by the chairman of the planning committee and confirmed in writing by the Local Planning Authority.</p>
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RECOMMENDATION	1. That the committee:
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192325	<p>A. NOTE the revised mechanism for securing delivery of the school, community facility and allotments; and</p> <p>B. NOTE the revisions to the draft conditions agreed by the Assistant Director, Place and Growth in accordance with 1.B. of the resolution of the Planning Committee on 9 March 2022</p> <p>2. Should the S106 legal agreement not be completed within 3 months of the date of this resolution planning permission be refused due to failure to secure the necessary infrastructure impact mitigation, unless otherwise agreed by the chairman of the planning committee and confirmed in writing by the Local Planning Authority.</p>
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SUMMARY

This update is to advise members of changes to the originally agreed mechanism for delivery of the school, community facility and allotments, from Council provided infrastructure to direct developer delivery. The reason for this revision is due to increasing cost of construction for the South Wokingham Distributor Road (SWDR) and other critical infrastructure since the schemes were originally submitted and presented to committee.

The three applications that are the subject of this report form part of the allocated, comprehensively planned development of the South Wokingham Strategic Development Location (SDL). There are committee resolutions in place to approve all three applications subject to completion of S106 agreements to secure the necessary supporting infrastructure. The purpose of this report is to inform the planning committee of:

- i) changes to the mechanism for securing some elements of the supporting infrastructure, namely a primary school, community facility and allotments; and
- ii) revisions to the draft conditions arising from the negotiations about how infrastructure delivery will be fairly apportioned between the various parties, since the earlier committee resolutions.

The adopted Wokingham Borough Core Strategy establishes the need to deliver over 13,000 new homes in borough in the period up to 2026, the majority in four Strategic Development Locations (SDLs) (Core Strategy policy CP17 *Housing Delivery*). Of these 2,500 are to be in an urban extension to the south of Wokingham. Core Strategy Policy CP21 *South Wokingham Strategic Development Location*, amplified by Appendix 7 and two Supplementary Planning Documents (SPDs) – the *South Wokingham South Wokingham Strategic Development Location SPD* and the *Infrastructure Delivery and Contributions SPD* – set out the Council’s expectations in terms of the comprehensive delivery of these dwellings together with the infrastructure required to support them.

The required infrastructure includes - among other things - primary schools, community facilities, provision of public open space including allotments and the South Wokingham Distributor Road (SWDR); a continuous new route running through the SDL connecting the A329 London Road in the north to the A321 Finchampstead Road in the south. The new

road, which has been approved and is not subject to these revisions, will provide access to the new development and form a corridor for sustainable travel, as well as providing some traffic relief in the historic town centre of Wokingham. A comprehensive approach to both masterplanning and the delivery of infrastructure is fundamental the acceptability of proposals within the SDL.

The South Wokingham SDL is divided by the Reading-Waterloo railway line and the first phase of development within it – 636 dwellings and associated infrastructure on land north of the railway, between the A329 London Road and Reading-Waterloo railway line at Montague Park (formerly Buckhurst Farm) - is complete. Montague Park represents roughly a quarter of the development within the SDL and delivered its proportionate share of the necessary infrastructure including the first section of the SWDR from the A329 London Road to the railway line, William Heelas Way.

The second section of the SWDR – commonly referred to as the “Eastern Gateway” was approved in February 2018 opened in early 2022. It extends William Heelas Way to Waterloo Road, via a new bridge over the railway. An application for the third, central section of the SWDR – from Waterloo Road to Finchampstead Road was approved on 24 May 2021.

Four further applications, submitted during 2019 complete the comprehensively planned proposals for the SDL south of the railway. These were a suite of three applications (referred to collectively as phase 2), reported to the planning committee on 18 May 2021 and a fourth application (referred to as “phase 3” in this report, although that does not necessarily reflect the phasing of development delivery) reported to the Planning Committee on 9 March 2021. Together the four applications would deliver up to 1,820 new homes, together with supporting infrastructure. The committee resolved to grant planning permission for the four applications, with three being subject to completion of a S106 legal agreements to secure the necessary infrastructure.

Consistent with the expectations of the Development Plan, these applications were supported by a coordinated masterplan and an Infrastructure Delivery Plan (IDP). The IDP is a document prepared jointly by the five applicants (including the council in its capacity as the developer for the SWDR). It sets out the comprehensive package of infrastructure required to support development in the SDL - based the requirements of the Core Strategy, *Infrastructure Delivery and Contributions Supplementary Planning Document* (the Infrastructure SDP) and now historic CIL Regulation 123 list -and how that infrastructure is to be secured and delivered, with each party contributing their proportionate share. It informs the obligations in the emerging S106 agreements.

The drafting of the S106 agreements has inevitably been an unusually long and complex process because of the need for comprehensive planning and delivery of the infrastructure required to support the development, with all parties contributing their fair share and the number of parties involved in those negotiations (five applications, five developers including the council and multiple landowners). In order to establish each party’s proportionate share, it has been necessary to agree robust costs for the infrastructure that is being delivered. This is particularly critical for those costs associated with delivery of the SWDR, in order to reduce the financial risk to the council. The Council and consortium have been working up these costs over the intervening period.

Following adoption of a Community Infrastructure Levy (CIL) charging schedule by the council in April 2015, the Regulation 123 list set out which items of infrastructure were to

be delivered by the council from CIL and what was to be delivered by the developers (secured by condition or S106). The CIL rate for the SDL was lower than elsewhere in the borough reflecting the amount of on-site infrastructure to be delivered within the SDLs.

The 2015 Regulation 123 list anticipated that construction of the SWDR would be by the council, funded by the Community Infrastructure Levy (CIL). However, due to escalating construction costs in recent years, forward funding on the road has become increasingly difficult.

To assist with delivery of the SWDR, an increase in the SDL developers' infrastructure package has been negotiated. In line with the now historic Regulation 123 list, the resolutions secured land for a second primary school, a community facility and allotments within the SDL, with delivery anticipated to be by the council from CIL. It has now been agreed that the developers will deliver these items, in addition to the obligations already agreed. These works – which would otherwise have been funded from CIL reducing the finance available for the SWDR - have a combined value of approximately £20 million. The appraisal sets out in more detail what is now to be secured.

Notwithstanding these additional developer contributions, there would still have been a funding shortfall in the early years of construction, that would not have been made up until CIL income was received from the later stages of the development (likely to be over a decade). The cost of borrowing would have added significantly to the overall cost of the project, so the council explored other options and, in February 2024, succeeded in securing a grant from Homes England, to forward fund the SWDR.

RELEVANT PLANNING HISTORY		
190900	St Anne's SANG: a full, cross-boundary application with Bracknell, north of the railway line/adjoining the Buckhurst Meadows SANG	Approved on 24 May 2021 following the resolution of the Planning Committee on 18 May 2021. Relevant reports are available here .
190914	Phase 2a: an outline application (with details of access) for up to 215 dwellings with associated infrastructure on the land adjacent to Bigwood/to the east of the SDL.	Planning Committee resolution to conditionally approve subject to S106 on 18 May 2021. Relevant reports are available here .
191068	Phase 2b: a hybrid application comprising outline consent (with details of access) for up to 1,434 dwellings with associated infrastructure and full planning permission for a SANG.	Planning Committee resolution to conditionally approve subject to S106 on 18 May 2021. Relevant reports are available here .

192325	Phase 3: a hybrid application comprising outline (with all matters reserved) for up to 171 dwellings with associated infrastructure and full planning permission for a SANG on land at Chapel Green/to the west of the SDL.	Planning Committee resolution to conditionally approve subject to S106 on 9 March 2022. Relevant reports are available here .
192928	Central section of the SDR south of the railway between Waterloo Road and Finchampstead Road	Approved 24 May 2021 following the resolution of the Planning Committee on 18 May 2021. Relevant reports are available here .
203535	Works at the junction of the A321 Finchampstead Road and Molly Millars Lane (the Western Gateway).	Approved 24 May 2021 following the resolution of the Planning Committee on 18 May 2021. Relevant reports are available here .

PLANNING POLICY

On 31 March 2023 the council could demonstrate a deliverable supply of 2,545 dwellings over a five year period housing against Local Housing Need of 795 per annum, which equates to 3.2 years housing land supply. Supply Statement at 31 March 2023, published 26 January 2024). Accordingly the presumption in favour of sustainable development as outlined in NPPF paragraph 11 applies and the tilted balance is engaged unless any adverse impacts would significantly and demonstrably outweigh the benefits. This adds additional weight in favour of these comprehensively planned, infrastructure rich proposals. There have been no material changes to the planning policy context that would alter the assessment of the proposals since the committee resolutions in 2021 and 2022.

PLANNING ISSUES

1. The primary school

- 1.1. The social infrastructure identified by Core Strategy policy CP21 *South Wokingham Strategic Development Location* and Appendix 7 (paragraphs A7.42 and A7.49) includes two new, two-form-entry primary schools at accessible locations within the SDL. The first school has been provided within the first phase of the SDL at Montague Park (the Floreat Montague Park Primary School) and a suitably located, 1.8 hectare site for a second, two-form entry primary school is to be secured within phase 2b (191068). The Heads of terms set out in 17.1 i) of the report on phase 2b specified "a 1.8 hectare site for a primary school, level with utilities to the site boundary, to be transferred to the council by the 250th occupation". Paragraphs 26 and 32 explained that the council was expected to deliver the school from CIL.
- 1.2. In order to help bridge the SWDR funding gap, the SDL Developers have agreed to deliver the primary school in addition to their original obligation to provide the land for it. The S106 will now secure delivery of a two-form entry primary school to an agreed specification, together with a review mechanism to ensure that the size of the school remains appropriate at the time of delivery. (It is not in the council's interest to have to take on the liability of a

larger facility than needed and it would be unreasonable to require the SDL developers to fund a larger facility than is required to mitigate the SDL development.)

- 1.3. The trigger originally proposed was for the transfer of a serviced site and allowed time for construction of the school by the council following transfer of the land. As the developers will now be delivering the school, the trigger can be pushed back to relate to the opening date of the school. From assessment of Wokingham's projected education needs, the earliest a school is likely to be needed is 300th occupation (or at a later date, on election by the council, depending on need at the time). The S106 should also include a mechanism for review of the need for a two-form entry primary school.

2. Community facilities

- 2.1. Core Strategy policies CP2 *Inclusive Communities* and CP3 *General Principles for Development* seek to secure a network of community facilities to support sustainable and inclusive communities and Managing Development Delivery Local Plan policy TB08 *Open Space, sport and recreational facilities standards for residential development* establishes standards for indoor sports provision. A multi-use community hall is among the on-site infrastructure required to support development in the South Wokingham SDL (Appendix 7, paragraph A7.53 and the Infrastructure SPD). This would be in addition to a smaller hall already secured at Montague Park and the improved facilities delivered through redevelopment of the Carnival Pool site, which were - in part - to meet the needs of residents of the SDLs.
- 2.2. Based on the advice in the council's Shaping Our New Communities (SONC) (January 2015) a 702m² community facility (over two-floors with ancillary outside space) would be required to meet the needs of the South Wokingham SDL (paragraph 34 of the report on phase 2b) and the Heads of Terms in paragraph 17.1 ii) included "a 500m² serviced site within the neighbourhood centre for community facility...to be transferred to the council by the 250th occupation". Paragraph 35 of the report on phase 2b explained that the land would be secured through the S106 agreement, with delivery by the council from a combination of CIL and a S106 contributions.
- 2.3. To help bridge the SWDR funding gap, the SDL Developers have agreed to deliver the community in addition to their original obligation to provide the land for it. The S106 will now need to secure delivery of a community facility to an agreed specification.
- 2.4. The trigger for delivery of the community facility site was intended to tie in with delivery of the school and can be similarly revised to the 300th occupation or later (on election by the council).

3. Allotments

- 3.1. Core Strategy policy CP3 g) *General Principles for Development* amplified by MDDL policy TB08 *Open Space, sport and recreational facilities standards for residential development* establish Public Open Space requirements for new development.
- 3.2. For the South Wokingham SDL, south of the railway, the minimum requirement is 2.27 hectares of allotments: the proposed overall provision of 2.72 comprises five sites (three allotments plus a community orchard within phase 2b and one allotment site within phase 3). (There is also a second community orchard proposed as part

of the landscape of the Holme Park SANG which is located to the south of the development parcels).

- 3.3. The Heads of Terms (17.1 iii) of the report on phase 2b and 17.1 i) of the report on phase 3) secured land for allotments and the appraisals (section 8.7 of both reports) explained that delivery of allotments would be by the council, funded by the CIL, in line with the now historic Regulation 123 list. It has now been agreed that the SDL developers will deliver the community orchards and allotment sites to an agreed specification.
- 3.4. As with the school, it is no longer necessary to allow time for the council to deliver the allotments, so the triggers can be revised to reflect when each allotment site needs to be available. Triggers are linked to the number of occupations in nearby residential parcels.

4. Conditions

- 4.1. Draft conditions were included in each of the reports to Planning Committee and the resolutions for phase 2b and 3 allowed the flexibility for the Assistant Director - Delivery and Infrastructure to agree additions and updates between the date of the resolution and issue of the decision notice and it is recommended that the same provision is made for phase 2a.
- 4.2. Since the applications were reported to committee, following review and refinement, a number of changes to conditions have been agreed. These were mostly minor modifications to the wording to improve their clarity. However, there were also a few more significant additions arising from Environment Agency consultation responses received post-committee and amendments arising from the evolution of the Infrastructure Delivery Plan (IDP) and S106 drafting (explained in the following paragraphs).
- 4.3. For all three applications, the draft conditions reported to committee included one requiring the number of occupations that could take place before opening of the full SWDR to be established (based on the phasing of development and traffic modelling). However, once the land for its construction has been transferred, the timing of delivery of the SWDR is entirely in the council's control so it was agreed that this condition was not reasonable and could be deleted (applications 190914, 194068 & 192325). It is the Council's intention to deliver the road under one contract, as such the number of occupations possible before the road will be open will not be enough to cause significant issues to the local highway network.
- 4.4. At the time the applications were reported to committee, the Infrastructure Delivery Plan included the overall cost for each item of infrastructure and each party's proportionate share of that cost but it had not been agreed which party would take responsibility for delivery of each element of the infrastructure. Hence, it was necessary to list the full package of off-site pedestrian, cycle and highway junction works in the conditions for each application. Through ongoing negotiations, the developers have agreed which applicant will take responsibility for delivery of each item of infrastructure, so it is possible to identify which works are to be delivered in conjunction with each planning application. The Finchampstead Road/Oakey Drive/SWDR junction is integral to the SWDR and to be funded from CIL; financial contributions are to be secured towards Peacock Lane/Waterloo Road/Old Wokingham Road, Molly Millars Lane/Finchampstead Road, Easthampstead

Road/Heathlands Road/new Heathlands link road and Heathland Road/Nine Mile Ride; all others off-site junction works are to be delivered by the SDL developers. For the Local Planning Authority, the key consideration is that the infrastructure necessary to support the SDL development is delivered rather than how responsibility is shared between the developers and this approach has the benefit of significantly reducing the complexity of conditions and the S106 drafting. The material revisions to conditions for phases 2a, 2b and 3 (application 190914, 194068 & 192325) are set out in the appendices to this report.

- 4.5. Together the three applications will deliver more SANG than is required to mitigate the impact of the SDL development. Phase 2a will be reliant on the St Anne's SANG (a separate application, 190900 located to the north of the railway adjoining Buckhurst Meadows), phase 3 on a SANG at Chapel Green (within the 192325 application site boundary to the western end of the SDL) and phase 2b on a combination of SANG at Holme Park (within the 191068 application site boundary to the south of the SDL) and within the St Anne's and Chapel Green SANGS (and potentially elsewhere in the vicinity). It is essential that SANG is available on first occupation but, at this stage, the phasing of delivery of SANG and housing is yet to be decided. As originally drafted the condition assumed that the Holme Park SANG would be delivered before first occupation with later phases relying on SANG elsewhere. In the event, the early phases of development in 2b may rely on SANG elsewhere, allowing later delivery of the Holme Parks SANG. The condition and S106 have been revised to reflect this approach and ensure that SANG is provided prior to occupation.

5. Infrastructure impact mitigation

- 5.1. The reports to committee on phases 2a, 2b and 3 each set out the planning policy context for requiring infrastructure impact mitigation and Heads of Terms for items to be secured through S106 legal agreements. Subsequently the SDL developers have agreed to deliver the primary school, community facility and allotments in addition to the obligations previously agreed and the Heads of Terms have been updated accordingly.

S106 Heads of Terms

- i) In addition to the obligations set out in section 17.1 of the report on phase 2b (application 191068) the S106 agreement will now need to secure delivery of the primary school (with a review mechanism), community facility and allotments, to agreed specifications.
- ii) In addition to the obligations set out in section 17.1 of the report on phase 3 (application 192325) the S106 agreement will now need to secure delivery of allotments to an agreed specification.

Appendix 1: 190914, phase 2a, material revisions to conditions

Occupations before completion of the South Wokingham Distributor Road

Since the SWDR is to be delivered by the council and the developers have no control over the timing of its delivery it was agreed that this condition can be deleted.

Strategic highway works (previously off-site junction works)

Off-site junction works are being delivered by other parties and only the new connection between Waterloo Road and phase 2b remains to be secured.

A new connection through parcel R14 to the application site boundary with R10 as identified on Drawing No P18-0963_06Y *Framework Plan* providing an alternative to Waterloo Road in advance of it being closed to through traffic shall be delivered in accordance with the phasing established by condition 3 and details that have first been submitted to and approved in writing by the Local Planning Authority.

Off-site pedestrian and cycle provision (as revised)

The off-site pedestrian and cycle works are all to be delivered by other parties so this condition can be deleted.

Appendix 2: 191068, phase 2b material revisions to conditions

Suitable Alternative Natural Greenspace (SANG)

Prior to the commencement of the development, a Suitable Alternative Natural Greenspace (SANG) Delivery Strategy shall be submitted to and approved in writing by the Local Planning Authority (LPA). The SANG Delivery Strategy shall be based on the application proposals and set out the approach to and timing of delivery of SANG in relation to the housing it is intended to mitigate, which may be phased. The SANG Strategy shall accord with the Natural England SANG Design and Delivery Guidance (or any guidance that supersedes it) including delivery of at least 27.53 hectares of SANG to fulfil the quantitative requirements of the development, of which 21.41 hectares shall be within the application site boundary and the remaining 6.12 hectares elsewhere within or immediately adjacent to the SDL boundary, plus a further 3.30 hectares within the application site boundary which have been included in the assessment of the qualitative requirements of the SANG but do not contribute to the quantitative requirements. All SANG within the application site boundary shall be delivered in accordance with the details approved pursuant to condition 15 and the timings established by the SANG Strategy. No phase of the SANG shall be occupied until written confirmation has been received from the Local Planning Authority (LPA) that the SANG has been delivered to an acceptable standard and the SANG is available for public use and no dwelling shall be occupied except in accordance with the SANG Strategy.

Occupations prior to completion of the SWDR

Since the SWDR is to be delivered by the council and the developers have no control over the timing of its delivery it was agreed that this condition can be deleted.

Off-site junction works

Off-site mitigation and junction capacity works shall be provided at the junctions of:

- a) Barkham Road/Barkham Street;
- b) Bearwood Road/Barkham Road;
- c) Barkham Road /Molly Millars Lane;
- d) Peacock Lane/Vigar Way; together with
- e) a new connection through parcel R10 to the application site boundary with as identified on Drawing No P18-0963_06Y *Framework Plan* providing an alternative to Waterloo Road in advance of it being closed to through traffic

in accordance with the phasing established by condition 3 and details that have first been submitted to and approved in writing by the Local Planning Authority.

Off-site pedestrian and cycle provision

Off-site pedestrian and cycle and associated enhancement works comprising improvements on:

- a) Easthampstead Road between the SWDR and the Star Lane level crossing;
- b) Easthampstead Road between the SWDR and the junction of Heathlands Road;
- c) Easthampstead Road north of the junction with Waterloo Road to and including Peach Street (unless superseded by a wider environmental improvement scheme), and the side road junctions of Easthampstead Road with Westcott Road, Denton

Road, Goodchild Road, Moles Close, Murdoch Road, Southlands Road, Waterloo Road and Starhead Drive;

- d) north of Wokingham Footpath 17 and the railway (to include street lighting), Gipsy Lane, Langborough Road, Luckley Path (Wokingham Footpath 21), Murdoch Road/Howard Road junction;
- e) Waterloo Road, Rances Lane and London Road, including junctions with Seaford Road and Waterloo Crescent;
- f) Goodchild Road, Westcott Road and Seaford Road, including junctions with School Road, Orchard Close and London Road;
- g) Waterloo Road and Clay Lane;
- h) Waterloo Road and Peacock Lane to Jennets Park, including bus stop infrastructure;
- i) Waterloo Road once alternative access has been provided through parcels R10 & R14 as identified on Drawing No P18-0963_191 *Framework Plan*;

shall be implemented in accordance with the phasing established by condition 3 and details that have first been submitted to and approved in writing by the Local Planning Authority.

Appendix 3 192325, phase 3, material revisions to conditions

Occupations before completion of the South Wokingham Distributor Road

Since the SWDR is to be delivered by the council and the developers have no control over the timing of its delivery it was agreed that this condition can be deleted.

Off-site junction works

Off-site junction works are being delivered by other parties or through S106 contributions and the condition can be deleted.

Off-site pedestrian and cycle provision

The majority of off-site pedestrian and cycle works are to be delivered by others or through S106 contributions so the condition now only needs to refer to the works below.

Off-site pedestrian and cycle and associated enhancement works comprising improvements on Luckley Road, Tangle Drive and Finchampstead Road shall be implemented in accordance with the phasing established by condition 3 and details that have first been submitted to and approved in writing by the Local Planning Authority.

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