



WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held at the Civic Offices, Shute End, Wokingham, RG40 1BN on **WEDNESDAY 2 MARCH 2016 AT 7.00 PM**

A handwritten signature in black ink, appearing to read 'Andy Couldrick', written in a cursive style.

Andy Couldrick
Chief Executive
Published on 23 February 2016

This meeting will be filmed for inclusion on the Council's website.

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Our Vision

A great place to live, an even better place to do business

Our Priorities

Improve educational attainment and focus on every child achieving their potential

Invest in regenerating towns and villages, support social and economic prosperity, whilst encouraging business growth

Ensure strong sustainable communities that are vibrant and supported by well designed development

Tackle traffic congestion in specific areas of the Borough

Improve the customer experience when accessing Council services

The Underpinning Principles

Offer excellent value for your Council Tax

Provide affordable homes

Look after the vulnerable

Improve health, wellbeing and quality of life

Maintain and improve the waste collection, recycling and fuel efficiency

Deliver quality in all that we do

MEMBERSHIP OF THE PLANNING COMMITTEE

Councillors

Simon Weeks (Chairman)	Tim Holton (Vice-Chairman)	Chris Bowring
John Kaiser	Bob Pitts	Malcolm Richards
Rachelle Shepherd-DuBey	Chris Singleton	Wayne Smith

ITEM NO.	WARD	SUBJECT	PAGE NO.
100.		APOLOGIES To receive any apologies for absence.	
101.		MINUTES OF PREVIOUS MEETING To confirm the Minutes of the Meeting held on 3 February 2016.	5 - 8
102.		DECLARATION OF INTEREST To receive any declaration of interest.	
103.		APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
104.	Shinfield North	APPLICATION NO. 153433 - LAND TO RO RUSTLINGS, THE SPRING & CUSHENDALL, SHINFIELD RD, SHINFIELD Recommendation: Conditional approval, subject to a Legal Agreement.	9 - 44
105.	Finchampstead South	APPLICATION NO. 153434 - MANOR FARM, DELL ROAD, FINCHAMPSTEAD Recommendation: Conditional approval.	45 - 64
106.	Arborfield	APPLICATION NO. 152726 - CEDAR HALL FARM, CHURCH LANE, ARBORFIELD Recommendation: Conditional approval.	65 - 82
107.	Swallowfield	APPLICATION NO. 152725 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD Recommendation: Approval.	83 - 94
108.	Swallowfield	APPLICATION NO. 152659 - WILLOW TREE WORKS, SWALLOWFIELD STREET, SWALLOWFIELD Recommendation: Approval.	95 - 122

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| 109. | QUARTERLY ENFORCEMENT MONITORING REPORT
To receive the quarterly enforcement monitoring report. | 123 - 124 |
| 110. | PRE COMMITTEE SITE VISITS
To consider any recommendations from the Head of Development Management to hold pre-committee site visits, set out in Members' Update | |

Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

C/A	Conditional Approval (grant planning permission)
CAC	Conservation Area Consent
R	Refuse (planning permission)
LB	(application for) Listed Building Consent
S106	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
F	(application for) Full Planning Permission
MU	Members' Update circulated at the meeting
RM	Reserved Matters not approved when Outline Permission previously granted
VAR	Variation of a condition/conditions attached to a previous approval
PS	Performance Statistic Code for the Planning Application
Category	

CONTACT OFFICER

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**MINUTES OF A MEETING OF THE
PLANNING COMMITTEE
HELD ON 3 FEBRUARY 2016 FROM 7.00 PM TO 8.00 PM**

Committee Members Present

Councillors: Simon Weeks (Chairman), Tim Holton (Vice-Chairman), Chris Bowring, John Kaiser, Bob Pitts, Malcolm Richards, Rachelle Shepherd-DuBey, Chris Singleton and Wayne Smith

Other Councillors Present

Councillor: John Halsall

Officers Present

Clare Lawrence, Head of Development Management and Regulatory Services
Chris Easton, Service Manager, Highways Development Management
Mary Severin, Borough Solicitor
Colm Ó Caomhánaigh, Democratic Services Officer

Case Officer Present

Graham Vaughan

83. APOLOGIES

There were no apologies for absence.

84. MINUTES OF PREVIOUS MEETING

The Minutes of the meeting of the Committee held on 6 January 2016 were confirmed as a correct record and signed by the Chairman.

MEMBERS' UPDATE

There are a number of references to the Members' Update within these minutes. The Members' Update was circulated to all present prior to the meeting. A copy is attached.

85. DECLARATION OF INTEREST

There were no declarations of interest.

86. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS

Item 96 – Application No. 152725 - Willow Tree Works, Swallowfield Street, Swallowfield was deferred.

Item 97 - Application No. 152659 - Willow Tree Works, Swallowfield Street, Swallowfield was deferred.

The updated hydraulic modelling required to satisfy condition 23 (see paragraph 12 in the main body of the report) was not received in sufficient time to allow this to be considered by the Council's consultant prior to this meeting.

87. APPLICATION NO. 153172 - STAR WORKS, STAR LANE, KNOWL HILL

Proposal: Variation application to condition 7 of planning consent 340429 (Wokingham Borough Council) and 426466 (The Royal Borough of Windsor and Maidenhead)(granted on appeal on 05/09/1994) in order to extend the time for the deposit of non-inert waste from 17 years from the date upon which the deposit operations

commenced to 20 years, to extend the time for the deposit of engineering/restoration materials (inert waste) from 17 years from the date upon which the deposit operations commenced to 21 years, and to extend the time for the completion of the site's restoration from 19 years from the date upon which the deposit operations commenced to 22 years.

Applicant: Grundon Waste Management Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 9 to 36.

The Committee was advised that the Members' Update included a response from the Royal Borough of Windsor and Maidenhead.

The Planning Officer summarised the reports on this application and the related application No. 153171, item 95 on the Agenda.

It was noted that Members visited the site on Friday 29 January 2016.

Meriel Johnson, representing local residents, and Councillor Maureen Hunt, Royal Borough of Windsor and Maidenhead, spoke in objection to the application.

Veronique Bensadou, Agent, spoke in favour of the application.

John Halsall, Local Ward Member, spoke in objection to the application.

Bob Pitts circulated photographs he had taken the previous day around the perimeter of the site. He expressed concern that if this application was approved, there could be a further application for extension in the future. He suggested that the applicants should cap the landfill now and apply for a variation to the site contours.

Members asked about figures given in the Officer's report, and previous reports on the site, regarding tonnage of waste which seemed to be inconsistent. The Planning Officer explained that the most important measurement was the volume that needed to be filled. The tonnage required to fill a particular volume would vary depending on the nature of the material used.

Asked how certain it was that the applicants would complete the landfill in the proposed extended period of 3 years, the Planning Officer stated that the applicant's calculations indicated that it would actually take about two and a half years. The calculations were based on the most recent data from the last 5 years.

Members asked Officers if there was any evidence that conditions at the site had declined or if it was possible to add conditions to the approval that would address reported problems of smell or litter. Clare Lawrence, Head of Development Management and Regulatory Services, responded that it would have to be demonstrated that there was significant change in order to consider additional conditions. Otherwise new conditions would be difficult to justify if these were challenged by the applicant.

RESOLVED: That application No. 153172 be approved, subject to the conditions set out on Agenda page 10.

88. APPLICATION NO. 153171 - STAR WORKS, STAR LANE, KNOWL HILL

Proposal: Variation application to condition 3 of planning consent 344446 (dated 29th May 1997) to retain the security compound, store and landfill weighbridge for the duration of the landfill operation.

Applicant: Grundon Waste Management Limited

The Committee received and reviewed a report about this application, set out in Agenda pages 37 to 54.

It was agreed that this application had been discussed sufficiently under the previous item.

RESOLVED: That application No. 153171 be approved, subject to the conditions set out on Agenda page 38.

89. QUARTERLY ENFORCEMENT MONITORING REPORT

The report was deferred to the next meeting.

90. PRE COMMITTEE SITE VISITS

The Head of Development Management and Regulatory Services had recommended that pre-Committee site visits be undertaken in respect of the following applications:

- 153125 - Land Between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham - to assess the impact of this major development on the character of the site and existing land uses.
- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh - to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153433 - Land to R/O Rustlings, The Spring and Cushendall, Shinfield Road, Shinfield - to assess the relationship of the major development with adjoining and nearby residential properties and the general character of the area.
- 153434 - Manor Farm, Dell Road, Finchampstead - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153218 - Holme Park Farm House, Holme Park Farm Lane, Woodley - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 152726 - Cedar Hall Farm, Church Lane, Arborfield - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham - to assess the impact of the major development on open space and the character of the area.

RESOLVED: That pre-Committee site visits be undertaken on dates to be agreed with the Chairman in respect of the following applications:

- 153125 - Land Between Wellington Road and Shute End (Elms Field and Paddocks Car Park), Wokingham - to assess the impact of this major development on the character of the site and existing land uses.
- 152359 - Land At Hatch Farm Dairies Including 42 & 44 King Street Lane, Winnersh - to assess the relationship of the major development with adjoining land uses and nearby residential properties.
- 153433 - Land to R/O Rustlings, The Spring and Cushendall, Shinfield Road, Shinfield - to assess the relationship of the major development with adjoining and nearby residential properties and the general character of the area.

- 153434 - Manor Farm, Dell Road, Finchampstead - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153218 - Holme Park Farm House, Holme Park Farm Lane, Woodley - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 152726 - Cedar Hall Farm, Church Lane, Arborfield - to assess the impact of the major development proposal on the character of the countryside and wider area.
- 153382 - Emmbrook Sports Pavillion, Lowther Road, Wokingham - to assess the impact of the major development on open space and the character of the area.

Agenda Item 104.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
153433	10/13	Shinfield	Shinfield North	Scheme of delegation – Major application

Applicant	Abava Developments Ltd	Postcode	RG2 9BE
Location	Rustlings, The Spring and land rear of Cushendall, Shinfield Road, Shinfield		
Proposal	Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings.		
Type	Major (Dwellings 10+)		
PS Category	7		
Officer	Graham Vaughan		

FOR CONSIDERATION BY Planning Committee on 2nd March 2016
REPORT PREPARED BY Head of Development Management and Regulatory Services

SUMMARY

The application site is within settlement and located within the parish of Shinfield. The application proposes the demolition of the existing two properties on the site and their replacement with 10 units. Currently the two units are located close to Shinfield Road with extensive gardens to the rear which also slope towards the rear of the site.

10 units are proposed with four addressing Shinfield Road and a further six located behind these. A new access onto Shinfield Road is proposed with a small T junction allowing movement into the site. Parking would be provided to front of the dwellings and amenity space to the rear. Areas for landscaping and a pumping station for drainage purposes are also proposed.

The proposal constitutes backland development and therefore policy TB06 of the MDD is particularly relevant. However, the surrounding area has been well developed with backland schemes already in existence. As a result, the scheme is not considered to be inappropriate to the character of the area and, on balance, accords with TB06. No objection is raised with regards to residential amenity and the scheme complies with relevant guidelines in all other respects. Therefore, the scheme is compliant with the development plan and is recommended for conditional approval.

PLANNING STATUS

- Major development location
- Thames Basin Heath SPA – 7 km
- Contaminated land consultation zone
- Nuclear consultation zone
- Sand and gravel extraction
- Tree Preservation Order – adjacent to site
- Green Route

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

(a) Completion of legal agreement to secure affordable housing

(b) Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered 'AAL-13-147-P01 Rev A', 'AAL-13-147-P02 Rev A', 'AAL-13-147-P03 Rev A', 'AAL-13-147-P04', 'AAL-13-147-P05', 'AAL-13-147-P06', 'AAL-13-147-P07 Rev A', 'AAL-13-147-P08 Rev A', 'AAL-13-147-P09', 'AAL-13-147-P10' and 'AAL-13-147-TOPO' received by the local planning authority on 23rd December 2015 and the revised plans on 18th February 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

*Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3*

4. Prior to the demolition of the existing buildings and structures and prior to development of the site, an assessment shall be carried out to determine whether any harmful materials are present, and where such materials are found then measures shall be taken to prevent such materials from contaminating the land to be redeveloped. No building shall be occupied until a report detailing the assessment and where necessary, mitigation measures undertaken, has been submitted to and approved in writing by the LPA.

Reason: To ensure any contamination of the site is remedied to protect the existing/proposed occupants of the application site and adjacent land. Relevant Policy: Core Strategy policy CP1 and CP3

5. No development shall take place until a scheme of works that sets out the measures that will be taken to minimise dust arising from the development has been submitted to and approved in writing by the local planning authority. The dust mitigation measures identified in the scheme shall be carried out in accordance with the approved details and maintained until construction is complete.

*Reason: To protect the amenity of local residents during the construction period.
Relevant Policy: Core Strategy policy CP3*

6. No development shall take place until a scheme for any proposed external lighting has been submitted to and approved in writing by the local planning authority. The scheme shall set out steps that will be taken to ensure that

external, zonal or security lighting does not cause a nuisance to local residents, including future residents of the site and shall be implemented in accordance with the approved details.

Reason: To protect the amenity of local residents during the construction period.

Relevant Policy: Core Strategy policy CP3

7. No development shall commence until an Employment and Skills Plan has been submitted to and approved in writing by the local planning authority. The Employment and Skills Plan shall show how the development hereby permitted provides opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills and shall be implemented in accordance with the approved details.

Reason: To ensure training opportunities are available for local workers.

Relevant policy: Managing Development Delivery Local Plan policy TB12

8. Prior to the commencement of the development hereby permitted confirmation of the adoption of the pumping station by Thames Water at a discharge rate limited to 4.9 litres/second shall be submitted to and approved in writing by the local planning authority.

Reason: To ensure the pumping station is adequately managed once the development is complete. Relevant Policy: Managing Development Delivery Local Plan policy CC10.

9. No development shall commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25

10. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- (i) the parking of vehicles of site operatives and visitors,
- (ii) loading and unloading of plant and materials,
- (iii) storage of plant and materials used in constructing the development,
- (iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- (v) wheel washing facilities,
- (vi) measures to control the emission of dust and dirt during construction,
- (vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

11. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and

approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

12. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

13. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 'AAL-13-147-P01 Rev A'. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

15. No other development of the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

16. The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted

to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

17. The gradient of the access road/ driveway shall not exceed 1 in 10.

Reason: To facilitate access into and out of the site for all users and to allow fluency in the movement of vehicles leaving the highway in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP1, CP2, CP3 & CP6.

18. The three parking spaces marked 'v' on plan 'AAL-13-147-P01 Rev A' shall remain unallocated and not be sold, leased or allocated to a specific person or property.

Reason: To ensure adequate parking remains on the site. Relevant policy: Core Strategy policies CP3 & CP6.

19. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 Development Delivery Local Plan policy CC04

20. The development hereby permitted shall be carried out in accordance with the arboricultural details contained in the submitted 'Arboricultural Report, DPA Arboricultural Consultants, December 2015' received by the Local Planning Authority on 23rd December 2015. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme) and stated below:

- (i) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- (ii) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.
- (iii) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is

being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21

21. The development hereby permitted shall be carried out in accordance with the landscaping details shown on plan '753.3/01 Rev B' received by the Local Planning Authority on 18th February 2016. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 TB06 and TB21

22. The development hereby permitted shall be carried out in accordance with the drainage details contained in the submitted 'Drainage Strategy Report – Campbell Reith consulting engineers, December 2015' received by the Local Planning Authority on 23rd December 2015 and the revised plan '12192-CD004 Rev P2' on 10th February 2016.

Reason: To ensure surface water drainage would not be increased as a result of the development. Relevant Policy: Managing Development Delivery Local Plan policy CC10

23. The precautionary mitigation measures and wildlife enhancements detailed in the submitted Bat Survey Report, paragraphs 5.2.2 to 5.2.5 inclusive, (Hankinson Duckett Associates, Ref: 753.1, December 2015) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority. A report demonstrating their implementation shall be submitted to the local planning authority on completion of the compensation measures.

Reason: To ensure that bats, a European Protected Species, are not adversely impacted upon as a result of the development and provide wildlife enhancements as appropriate under NPPF.

24. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be

erected at, or within 10 metres of, the vehicular access onto the highway.
Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

26. Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the side elevation of plot 2 hereby permitted except for any which may be shown on the approved drawing(s).

27. Notwithstanding the provisions of Classes A and B of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

*Reason: To safeguard the character of the area and neighbouring amenities.
Relevant policy: Core Strategy policies CP1 and CP3*

Informatives

1. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated **[Insert appropriate date]**, the obligations in which relate to this development.
3. Should additional bat boxes be required, the following would be appropriate: Schwegler 1FQ, 1WQ, 2FR; or 1FTH; Istock Ecolosed Bat Box 'B' or 'C'; Habibat Bat Box.
4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>
5. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a

permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing wwqriskmanagement@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk/wastewaterquality.

6. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Water's pipes. The developer should take account of this minimum pressure in the design of the proposed development.
7. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
8. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
9. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.
10. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.
11. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

PLANNING HISTORY

Application Number	Description	Decision	Date
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43721 – Wilsford Close Phase 1	Renewal of application 35024 as varied by application 41864 for residential development	Conditional approval	20 th March 1995
F/1998/68593 – Wilsford Close Phase 2	Erection Of 13 Dwellings	Conditional Approval	18 th May 1999
F/2001/3231 – Rustlings, Shinfield Road	Extension to roof and front dormer extension to form additional rooms in loft space.	Conditional Approval	16 th March 2001
O/2003/8533 – Ducketts Mead	Outline application for the proposed erection of 75 dwellings with access and open space. Duplicate with O/2003/8534.	Conditional Approval	1 st October 2003
RM/2005/5890 – Ducketts Mead	Reserved Matters Application on Outline Consent O/2003/8534 for the erection of 75 dwellings with landscaping, parking and public open space.	Conditional Approval	19 th December 2005
O/2004/1536 – 14, 16 and 18 Wilsford Close	Outline application for the proposed erection of 3 dwellings.	Refused Approved at appeal	9 th September 2004 24 th March 2005
RM/2005/6612– 14, 16 and 18 Wilsford Close	Application for reserved matters on outline consent O/2004/1536 for the proposed erection of 3 dwellings and associated works.	Conditional Approval	15 th February 2006
F/2005/4719 – Minsmere, Shinfield Road	Erection of 2 dwellings with garages. Demolition of existing dwelling	Conditional Approval	21 st September 2005
F/2005/4720 – Land to rear of Minsmere	Erection of 2 dwellings and garages with access from Wilsford Close.	Conditional Approval	7 th November 2005

SUMMARY INFORMATION

Site Area	0.35 hectares
Existing residential units	2
Proposed units	10
Existing parking spaces	4
Proposed parking spaces	20

CONSULTATION RESPONSES

Berkshire Archaeology	No objection subject to condition
Crime Prevention Design Advisor	No comments received
National Grid	No comments received
Royal Berkshire Fire and Rescue	No objection
Southern Gas Networks	No comments received
SSE Power Distribution	No comments received
Thames Water	No objection subject to informatives
NHS Wokingham	No comments received

Highways	No objection subject to conditions
Biodiversity	No objection subject to condition and informative
Tree and Landscape	No objection subject to conditions
Environmental Health	No objection subject to conditions
Drainage	No objection subject to conditions
Education	No comments received
Policy	No comments received
Parks and Open Spaces	No comments received
Sports Development	No comments received
Community Infrastructure	No comments received
Waste Services	No comments received
Shinfield Parish Council	Appreciate the reduction in scale of the development but wish to discourage additional car movements onto Shinfield Road and request the access be from Wilsford Close. Raise concern with regards to drainage and the 6 properties to the rear of the site
Local Members	No comments received

REPRESENTATIONS

Three letters of objection with regards to the following:

- Too many houses proposed
- Insufficient parking provision
- Significant amount of traffic on Shinfield Road makes access difficult
- Overlooking and overshadowing from new properties
- Basic design which does not fit into character of the area
- Insufficient space for turning
- Proposal leads to loss of trees
- Noise from additional people and vehicles
- Pumping station is unnecessary and details about it have not been provided
- Increased use of one access would result in unsafe vehicle movements

Five letters of comment received with regards to the following:

- The access would be opposite the access for the weather centre and this hasn't been taken into account
- Parking provision is too low and the traffic is already bad on Shinfield Road
- Pumping station should be swapped with visitor parking
- Too much is being put onto the site
- Bat survey was carried out after trees were removed on the site
- Some species of planting is not appropriate
- Side windows should not overlook into gardens
- Existing hedgerows on the boundaries should be retained
- Consideration should be given to impact on residents during construction phase

APPLICANTS POINTS

- Principle of housing in this area is supported
- Provision of 3 bed units is required to meet housing provision
- Good transport links

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development

	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP5	Housing mix, Density and Affordability
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heath Special Protection Area
	CP9	Scale and Location of Development Proposals
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB05	Housing Mix
	TB06	Development of private residential gardens
	TB07	Internal Space Standards
	TB12	Employment Skills Plan
	TB21	Landscape Character
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUES

Description of Development:

1. The scheme is for the erection of ten two storey semi-detached dwellings following the demolition of the existing two residential properties on the site. A new access would be formed from Shinfield Road and four of the properties would be located to address this street. The access would be between the semi-detached dwellings and form into a T head, with a further six properties addressing the road. Each of the properties would have rear amenity space, two parking spaces with turning and three visitor spaces are also proposed. Additionally, a pumping station would be located in the centre of the development to mitigate surface water run-off increase.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01

states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

3. The site is located within a major development location and within a settlement boundary and as such the development is considered to be acceptable in principle provided that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers and this is discussed below.

Character of the Area:

4. The area surrounding the site has changed significantly in terms of built development as outlined in the history above. The oldest properties are located on Shinfield Road and follow a pattern of detached and semi-detached dwellings set forward on long plots as part of a linear development along the road. In terms of the wider area, this has been altered with the introduction of Wilsford Road (constructed in two phases), the Ducketts Mead development and to a lesser extent, the edge of Lower Earley development. The adjoining site to the application site has also been developed with two houses fronting Shinfield Road and a further two introducing backland development and accessed from Wilsford Close. Additionally, to the north of the site and west of Ryhill Way, three properties have been erected in the rear gardens of dwellings on Shinfield Road which has created further backland development.
5. Policy TB06 of the MDD Local is relevant in this instance due to the development of private residential gardens. The policy seeks to restrict development of private gardens where it would cause harm to the character of the area. Amongst other things, the policy states proposals should make a positive contribution in terms of “the relationship of the existing built form and spaces around buildings within the surrounding area” and “a layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages and parking areas”. The Borough Design Guide also provides advice on backland development stating it must not harm the character of the area and relate to a site of sufficient size and suitable shape to accommodate the number of dwellings proposed. The Borough Design Guide also states that “incremental ‘backland’ development on a site-by-site basis is unlikely to be able to take up opportunities to contribute to the character of the area, unless it is designed in the context of a more comprehensive approach to the site.
6. With regards to the four properties along Shinfield Road, The proposed development would continue the existing character of semi-detached properties set on a building line and forward in their plots. Although these plots would be shorter than previously, they would be similar in scale to the immediate neighbours to the south. In this respect, this part of the proposal is considered to accord with policy TB06 and advice in the Borough Design Guide as it would respect the existing built form and layout.
7. Plots 3 to 8 would be located further to the east behind these properties and are

considered to be backland development. They would be a different scale and orientation to 38 and 40 Wilsford Close but would be on a very similar building line. As such, the scheme is not considered to fully meet the requirements of TB06 however the policy does state that proposals are not acceptable only where they cause harm to the character of the area. The properties on Wilsford Close have introduced backland development already (albeit at a time it was acceptable in the development plan) and, as noted above, the area has experienced significant development resulting in the original character changing. The proposal would follow the general building line established by the existing properties along Wilsford Close and therefore, on balance, is not considered to have a substantially harmful impact on the character of the area. As such, the scheme is considered acceptable in the context of Policy TB06.

8. In terms of the design of the proposed properties, these are not considered to be of a size and scale that would be inappropriate to the character of the area. Whilst they would be larger than properties in Wilsford Close, this is not considered harmful to the extent the application could be refused on this basis. Similarly, the detailing and materials proposed are considered to be reflective of the area which is relatively mixed. The dwellings would have parking to the front and amenity space to the rear and as such, the layout of the proposal is considered to be in keeping with the character of the area. In addition, meaningful landscaped areas would be provided in the public section of the site and the pumping station would be located underground. In order to protect the character of the area however, it is considered necessary to remove permitted development rights for extensions.

Residential Amenities:

9. **Overlooking:** Within the scheme the recommended separation distances are met. In terms of the properties on Shinfield Road, the new dwellings would provide mutual overlooking or oblique views to the back of rear gardens, none of which would be any worse than the relationships between the existing properties. In order to protect this however, a condition removing permitted development rights for new windows at first floor level of above on plot 2 is considered necessary. In terms of the properties on Wilsford Close, the impact on number 38 would be mutual overlooking which is considered common in residential areas and therefore not harmful to that the extent the application could be refused. With regards to 20 Wilsford Close, overlooking into the dwelling would not occur as there are no windows serving habitable windows are on the side elevation facing the site. However, it is acknowledged that the proposal would result in increased views to the garden of 20 Wilsford Close. Additionally the site slopes to the rear which would mean the new dwellings would be at a higher level than 20 Wilsford Close. However, from ground floor windows, boundary treatments would generally obscure any views. From first floor windows, the distance to the boundary would be 18 metres which exceeds the recommended guideline for rear to flank elevations in the Borough Design Guide. Furthermore, some weight should be placed on the fact other properties in Wilsford Close overlook into the garden of 20 Wilsford Close at a similar distance and that additional planting could occur on the boundary. As a result, and taking into account the level differences, the impact of overlooking into the garden is not considered sufficiently harmful to warrant refusing the application.

10. **Overbearing/Loss of light:** Within the scheme, the proposed layout would not result in any overbearing or loss of light impacts to the proposed dwellings. In terms of the properties on Shinfield Road, any side facing windows serve non-habitable rooms or are secondary windows and, as such, no harmful impact would occur in this respect. The dwellings are set at a sufficient distance to ensure no harmful overbearing or loss of light impact would occur to 20 Wilsford Close. With regards to 38 Wilsford Close, plot 8 was set close to the boundary and 4.4 metres beyond the rear elevation of the property. As such, it was considered this could be overbearing on the main part of the amenity space to the rear and therefore the scheme has been amended so that the dwelling would be 2.9 metres beyond the rear elevation. This is considered sufficient to mitigate any overbearing impact.

Access and Movement:

11. **Highway Safety and Road Design:** The application proposes an access from Shinfield Road and this would serve all of the dwellings. Following further information that has been submitted, and subject to details to be agreed through a separate highways agreement, the Highways Officer raises no objection to this access. In terms of the road within the site, as the proposal is for 10 dwellings it needs to be constructed to adoptable standards. Following revisions to the road specifications including carriageway width and service margins, the Highways Officer does not object to the proposal subject to conditions.

12. **Traffic generation:** The proposal would create additional traffic movements above and beyond the current level and it is noted that Shinfield Road has a large volume of traffic on it particularly at peak times. However, the scale of the proposal is not considered significant enough to affect highway safety and therefore a reason for refusal on this basis could not be substantiated.

13. **Parking:** The level of parking has been reviewed against the Council's adopted parking guidance which requires unallocated parking to be provided across the development. Each dwelling provides six habitable rooms and on this basis there is a requirement for 3 unallocated parking spaces in addition to 20 allocated parking spaces. The submitted layout achieves this and therefore no harmful impact is considered to occur.

14. **Sustainability:** Secure, covered cycle storage has been indicated but not demonstrated on a submitted plan. As a result, the Highways Officer requires further details regarding this including location of cycle storage and footpaths to this. This could be secured through a condition and therefore is acceptable. The site is also within reasonable walking distance to local bus services and as such no objection is raised in this respect.

Flooding and Drainage:

15. The site is located in Flood Zone 1 and is less than a hectare in size. As such there is no requirement to submit a Flood Risk Assessment and there are no known historical flooding issues. It is acknowledged that drainage particularly at the rear of the site is slow however a drainage strategy has been submitted stating that the drainage will connect into existing sewers and to maintain a greenfield run-off rate, a pumping station would be included within the design of

the proposal. The Drainage Officer has considered this report and agrees with its conclusions and therefore raises no objection subject to conditions.

Landscape and Trees:

16. Shinfield Road is a designated Green Route and therefore any potential loss of trees does need to be considered carefully. Due to this, the Tree and Landscape Officer has requested changes to the number of trees on the front boundary as well as the species across the site and is now satisfied that the proposal would not detrimentally impact on the Green Route or landscaping as a whole, subject to conditions. The site does not contain any trees protected by a Tree Preservation Order however an area TPO does exist to the north and east of the site. It is considered that suitable protection methods would prevent any harmful impact on trees to be retained including the adjacent TPO area. The proposal would lead to a loss of some of the trees currently on the site but this would be mitigated through replacement planting. As such, there would be betterment across the site in terms of trees.

Environmental Health

17. As a precautionary method, the Environmental Health Officer has recommended a contamination survey be carried out which can be secured through condition. Due to the scale of the proposal and proximity to other residential properties, the Environmental Health Officer has also recommended conditions relating to the impact of dust and demolition as well as construction hours. This is considered necessary and reasonable given the location of the site. Additionally, no issue is raised with regards to the pumping station which would be located underground in any case and therefore would mitigate any harmful impact in terms of noise.

Amenity Space for future occupiers:

18. The Borough Design Guide recommends that new dwellings should provide an amenity space of 11 metres in length. This is achieved for all of the proposed dwellings with some having garden depths greater than this. As such, no harmful impact would occur in this respect.

Internal Space Standards

19. Since 1st October 2015 national space standards have been in place. Although these are optional, due to policy TB07 of the MDD, developments in Wokingham must adhere to these new national space standards. The proposal exceeds the minimum requirement for three bed dwellings and therefore no objection is raised in this respect.

Biodiversity:

20. An ecological appraisal of the site has been undertaken and this concluded that the site supported limited opportunities for wildlife and had a negligible impact on protected species e.g. bats, badgers and great crested newts. As a result, the survey recommends enhancement methods such as bat boxes and native planting. The Ecology Officer has considered this survey and agrees with its methodology and conclusion and therefore requests a condition and informative

be attached.

Sustainability:

21. Due to the replacement of the Code for Sustainable Homes with national standards in building regulations, the proposal is not required to meet Code 4 in line with Policy CC04 of the MDD. However, the policy does require that all development should incorporate suitable waste management facilities including on-site recycling. It is considered that sufficient internal and external storage could be provided to accommodate this.
22. Policy CC05 requires that proposals greater than 10 residential units in size reduce their carbon emissions by 10% through renewable energy. The proposal would not meet this requirement (i.e. it is 1 dwelling below the threshold) however an energy statement has been submitted demonstrating that this would still occur. As such, the proposal exceeds the policy requirement in this instance.

Community Infrastructure Levy, Affordable Housing and SPA:

23. **Community Infrastructure Levy:** As the proposal is for the construction of new dwellings, it would be a CIL liable development. The CIL charge for new residential development is set at £365 per square metre for any net increase in residential floor space. As a result, the CIL charge for this development would be approximately £327,372.15.
24. **Affordable Housing:** The proposal exceeds the threshold required for the provision of affordable housing. Policy CP5 of the Core Strategy states that developments in this location should provide a minimum of 20% of affordable units. This equates to 1.6 units in terms of the net increase of dwellings on the site. The applicant has therefore suggested that the provision will be provided off-site through a financial contribution. The policy team have agreed this and a legal agreement has been drawn up as a result. Once this is completed, it is considered the proposal would accord with policy CP5.
25. **Special Protection Area:** Whilst the site is within 7 km of the Thames Basin Heath Special Protection Area, the level of dwellings proposed does not meet the threshold required to mitigate the impacts of the proposal. As such, no objection is raised with regards to this.

Employment Skills:

26. Policy TB12 of the MDD requires major applications to demonstrate how they can encourage the use of local skills and employment. Whilst this typically works best with larger residential schemes, the applicant has put forward a scheme to provide a work placement during the construction of the proposal. The Economic Sustainability Team has assessed this and agrees with the scheme and therefore a condition requiring it to be carried out is considered appropriate.

CONCLUSION

The site is within settlement limits and in an area that has been well developed and backland development established. As a result of the surrounding area, it is considered on balance that the scheme would be acceptable in character terms. Other elements of

the proposal can be suitably controlled through the use of conditions. A section 106 agreement would also secure an affordable housing contribution and therefore, the proposal accords with relevant local and national planning policy. As such, the application is recommended for approval.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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BLOCK PLAN (Scale: 1-500)



SITE LOCATION (Scale: 1-1250)

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REV	REVISIONS	DATE
A <td>RENDER TO CLIENT COMMENTS <td></td> </td>	RENDER TO CLIENT COMMENTS <td></td>	

PROPOSALS

SITE ADDRESS
RUSTLINGS, THE SPRING & LAND RIO CUSHENDALL, SHINFIELD RD, READING, RG2 9BE

CLIENT
ABAVA DEVELOPMENTS

SCALE	SHEET SIZE	DRAWN	DATE
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BLOCK PLAN & SITE LOCATION

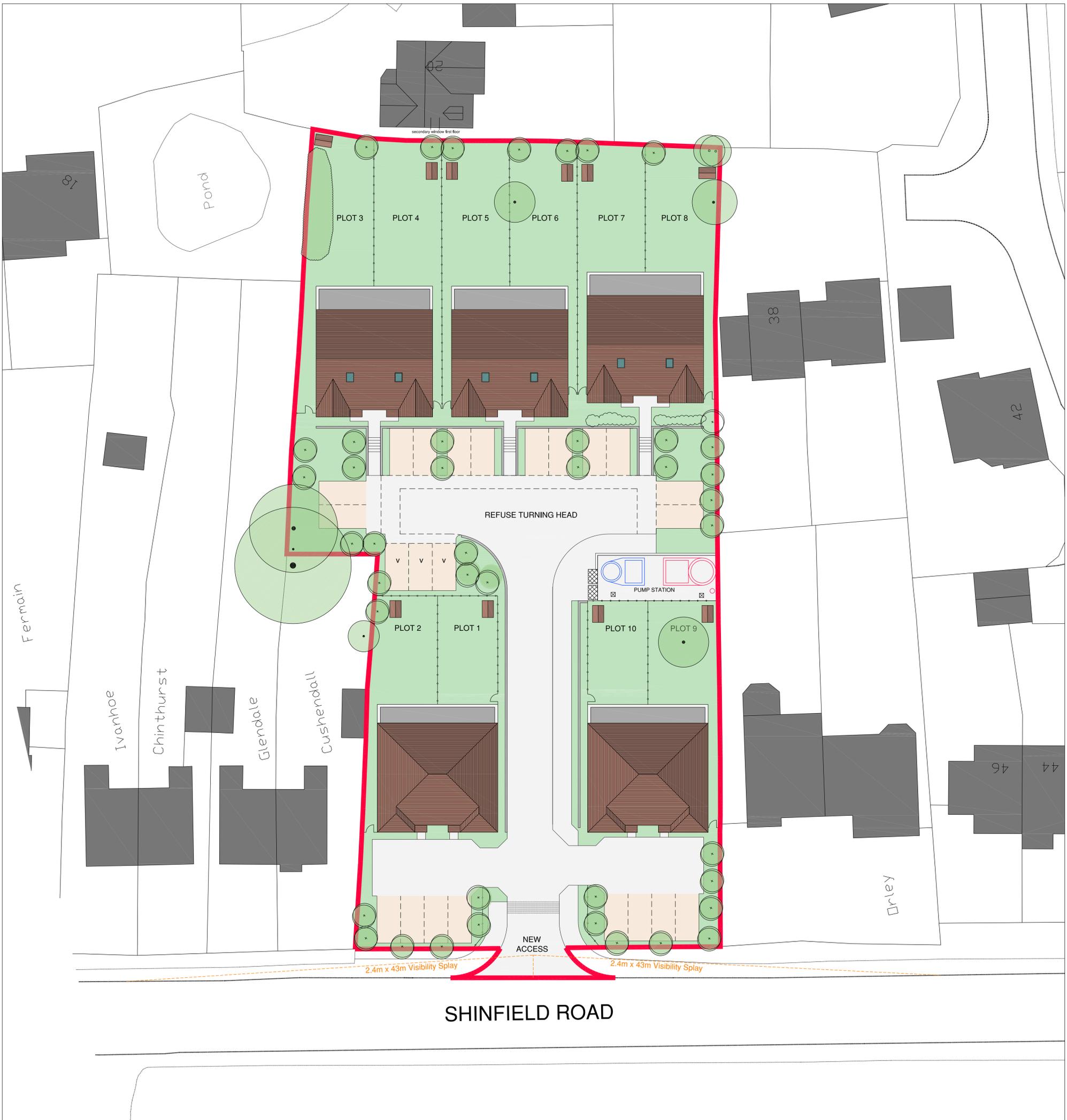
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- KEY**
- Existing trees to remain
 - Existing trees to be removed
 - Indicative landscaping
 - Indicative tree planting
 - 1800mm x 1200mm shed for secure cycle storage



REV.	DESCRIPTION	DRAWN	DATE
A	REVISED TO L.A COMMENTS	SG	05-02-16

REVISIONS

Issued for
PROPOSALS

SITE ADDRESS
 RUSTLINGS, THE SPRING & LAND R/O CUSHENDALL, SHINFIELD RD, READING, RG2 9BE

CLIENT
 ABAVA DEVELOPMENTS

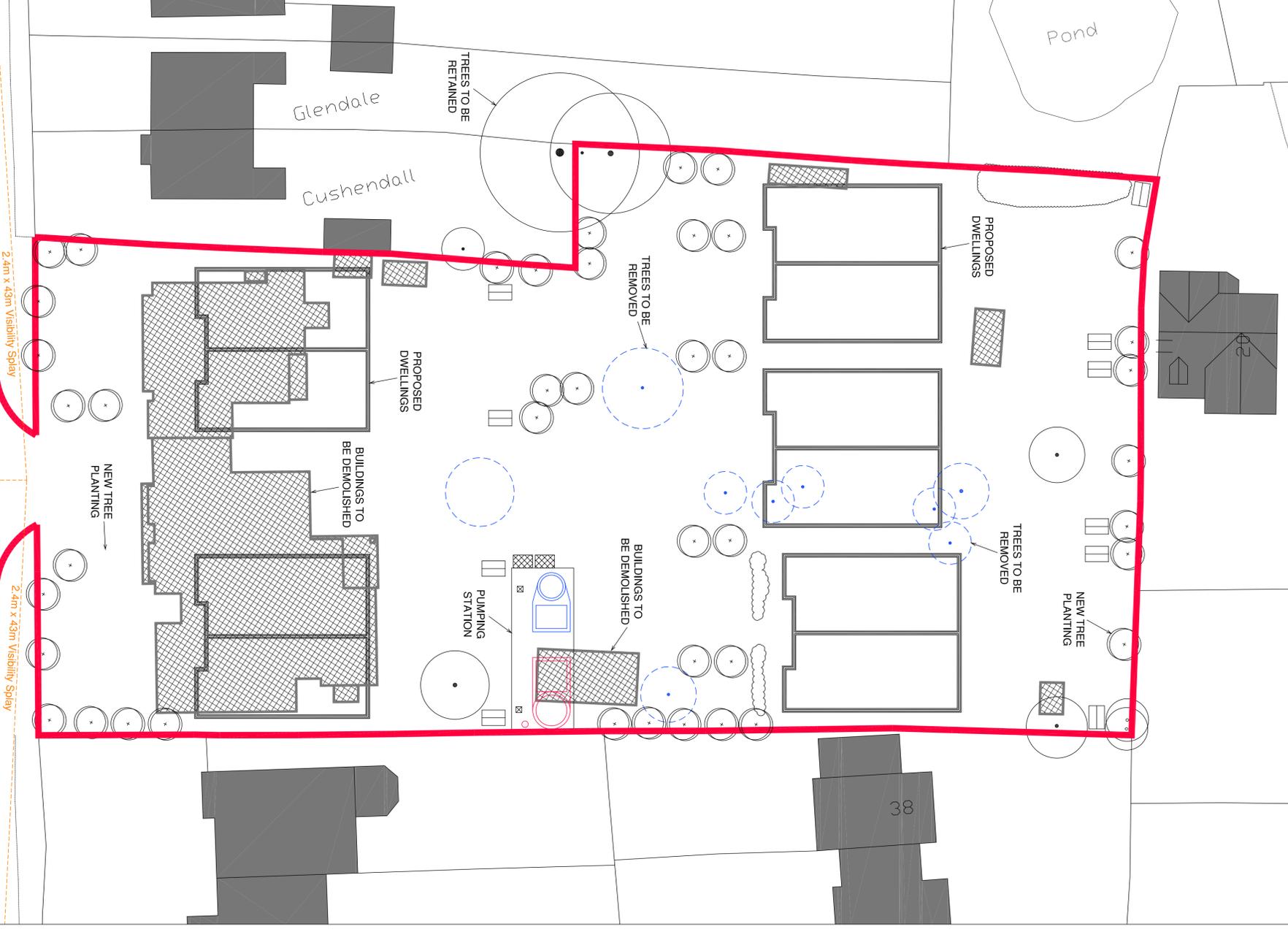
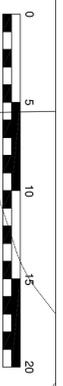
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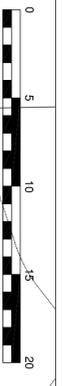
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COMPARISON PLAN (Scale: 1:200)



DIMENSION PLAN (Scale: 1:200)

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- KEY**
- Existing trees to remain
 - Existing trees to be removed
 - Indicative landscaping
 - Indicative tree planting
 - 1800mm x 1200mm shed for secure cycle storage



PROPOSALS

Site Address: RUSTLINGS, THE SPRING & LAND RIO CUSHENDALL, SHINFIELD RD, READING, RG2 9BE

Client: ABAYA DEVELOPMENTS

NO	REVISIONS	DATE
A	REVISED TO L.A. COMMENTS	06-10-16

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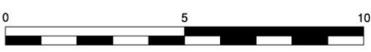
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11/14/17

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FRONT ELEVATION



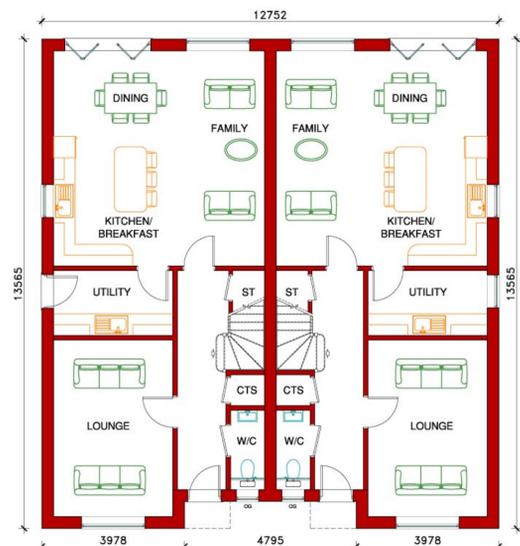
SIDE ELEVATION



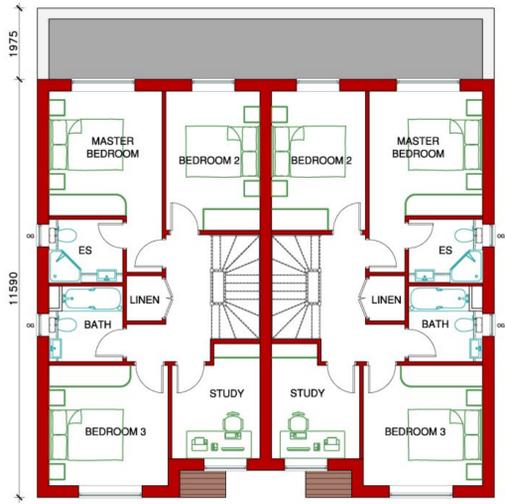
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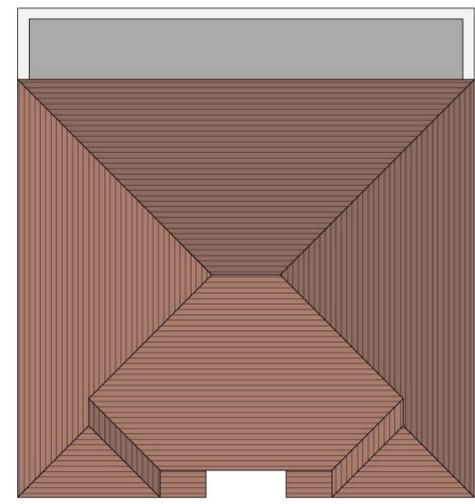
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

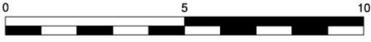
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Issued for PROPOSALS			
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CLIENT ABAVA DEVELOPMENTS			
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DRAWING TITLE PLOTS 1 & 2 PLANS & ELEVATIONS			
DRAWING NUMBER AAI-13-147-P04		REVISION	



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FRONT ELEVATION



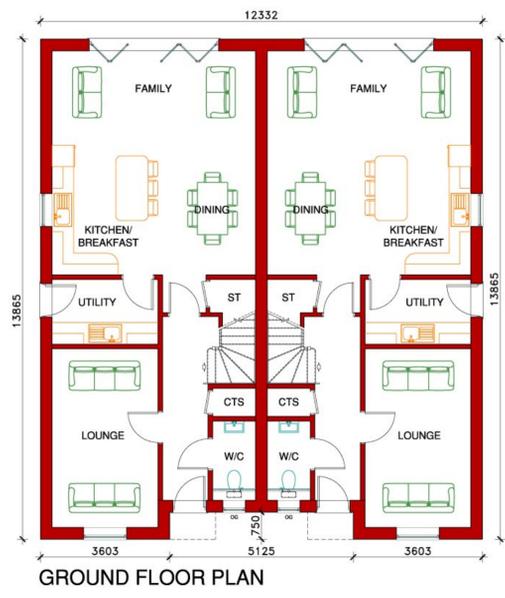
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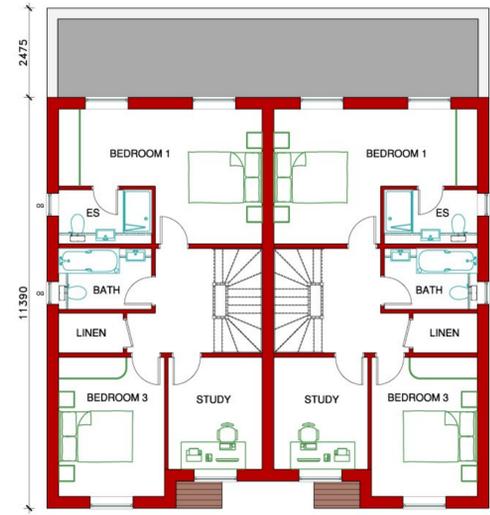
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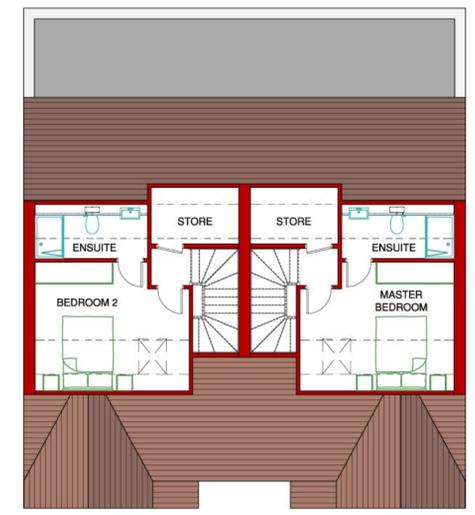
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

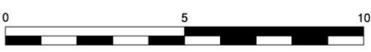
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PROPOSALS			
SITE ADDRESS			
RUSTLINGS, THE SPRING & LAND R/O CUSHENDALL, SHINFIELD RD, READING, RG2 9BE			
CLIENT			
ABAVA DEVELOPMENTS			
SCALE	SHEET SIZE	DRAWN	DATE
1-100	A1	SG	08-12-15
DRAWING TITLE			
PLOTS 3 - 8			
PLANS & ELEVATIONS			
DRAWING NUMBER	REVISION		
AAI-13-147-P05			



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FRONT ELEVATION



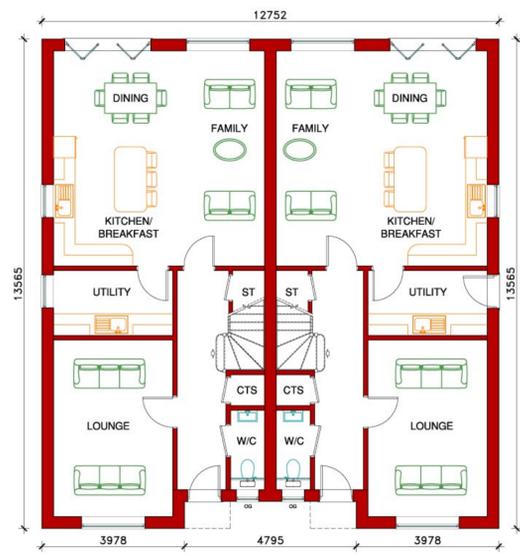
SIDE ELEVATION



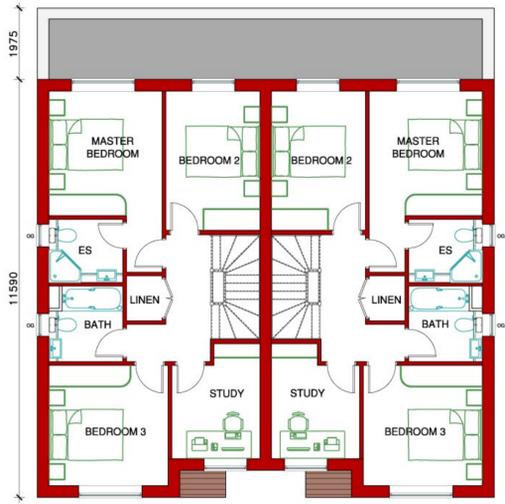
REAR ELEVATION



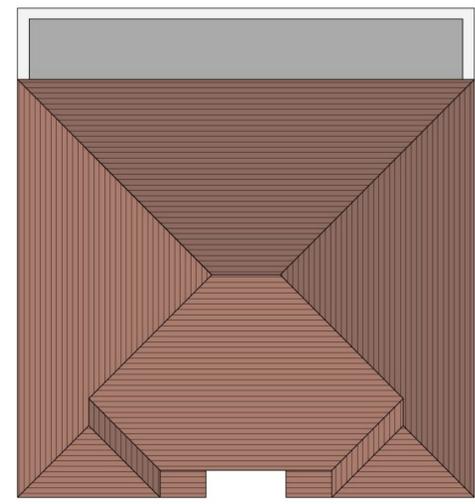
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



ROOF PLAN

REV.	DESCRIPTION	DRAWN	DATE
REVISIONS			
Issued for PROPOSALS			
SITE ADDRESS RUSTLINGS, THE SPRING & LAND R/O CUSHENDALL, SHINFIELD RD, READING, RG2 9BE			
CLIENT ABAVA DEVELOPMENTS			
SCALE	SHEET SIZE	DRAWN	DATE
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DRAWING TITLE PLOTS 9 & 10 PLANS & ELEVATIONS			
DRAWING NUMBER	REVISION		
AAL-13-147-P06			

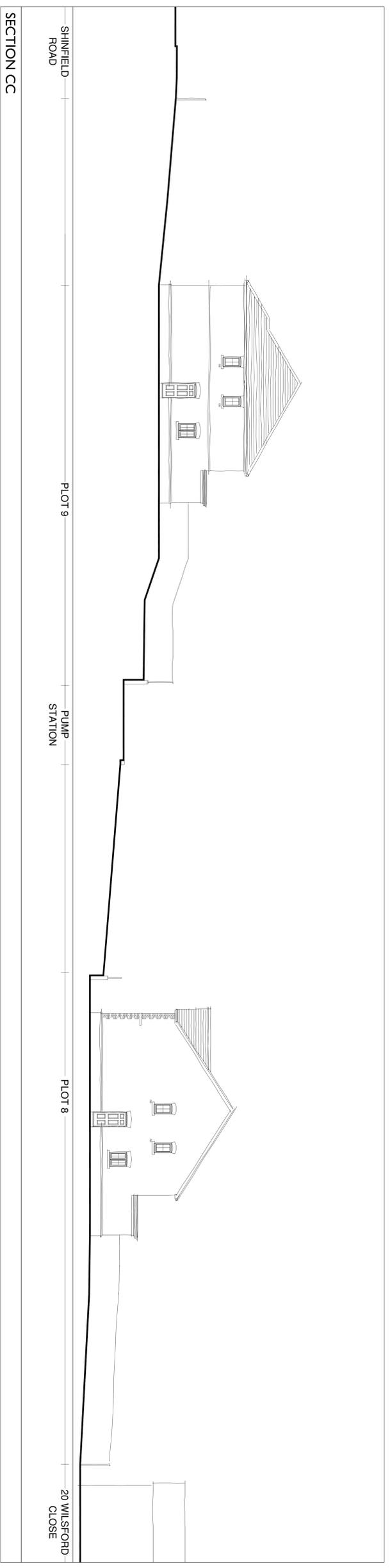


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NO.	REVISION/TO/COMMENT	DATE
1	ISSUED FOR CONSTRUCTION	09/12/15

PROPOSALS
 RUSTINGS, THE SPRING & LAND RD CUSHENDALL, SHINFIELD RD, READING, RG2 9BE

CLIENT
 AMASIA DEVELOPMENTS

SCALE
 1:100

DATE
 09/12/15

PROJECT
 SITE SECTIONS

ARCHITECT
 AMASIA ARCHITECTS LTD
 101483 202/24
 13-147-807

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CUSHENDALL

THE SPRING

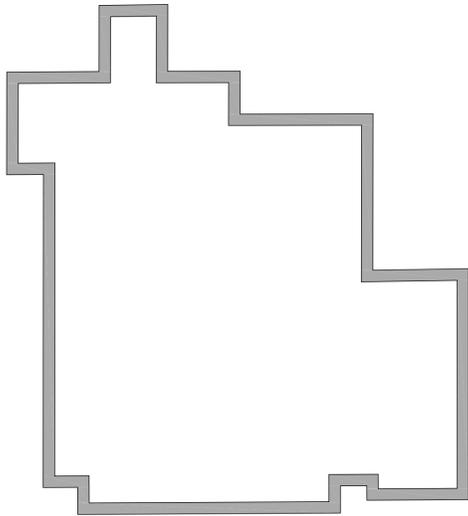
RUSTLINGS

48 SHINFIELD ROAD

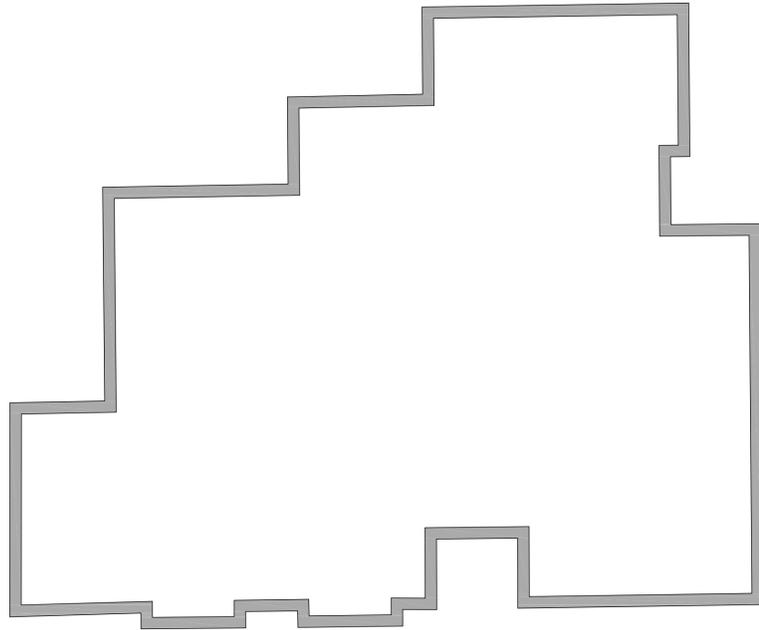
EXISTING STREET SCENE

NOTE

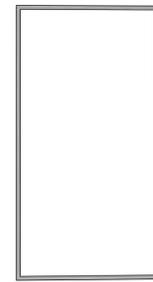
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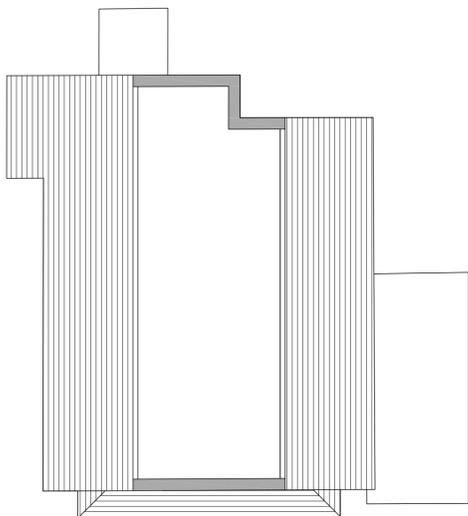
The Spring Ground Floor Plan



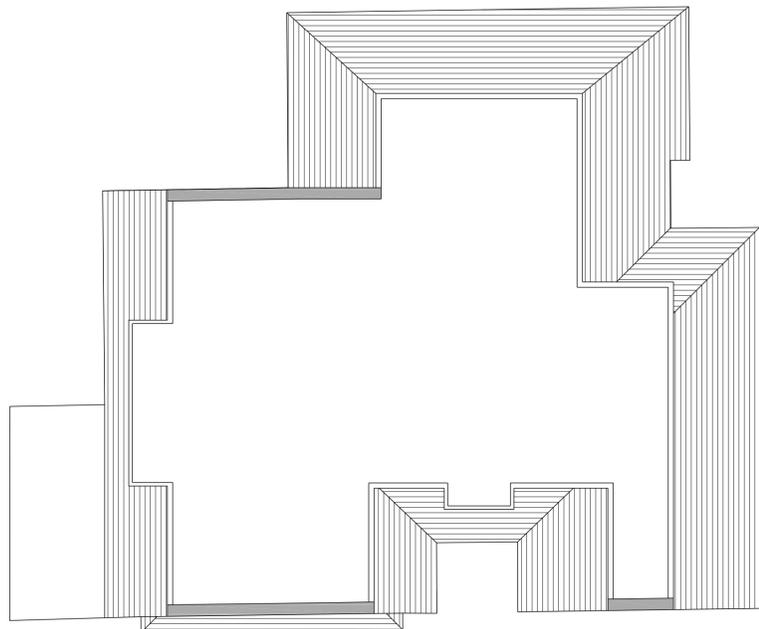
Rustlings Ground Floor Plan



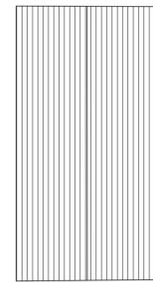
Rustlings pool enclosure Ground Floor Plan



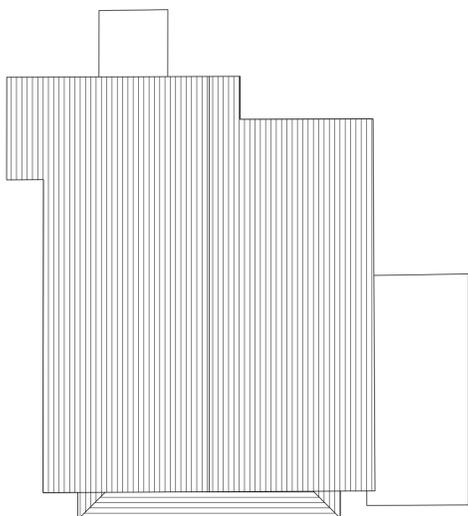
The Spring First Floor Plan



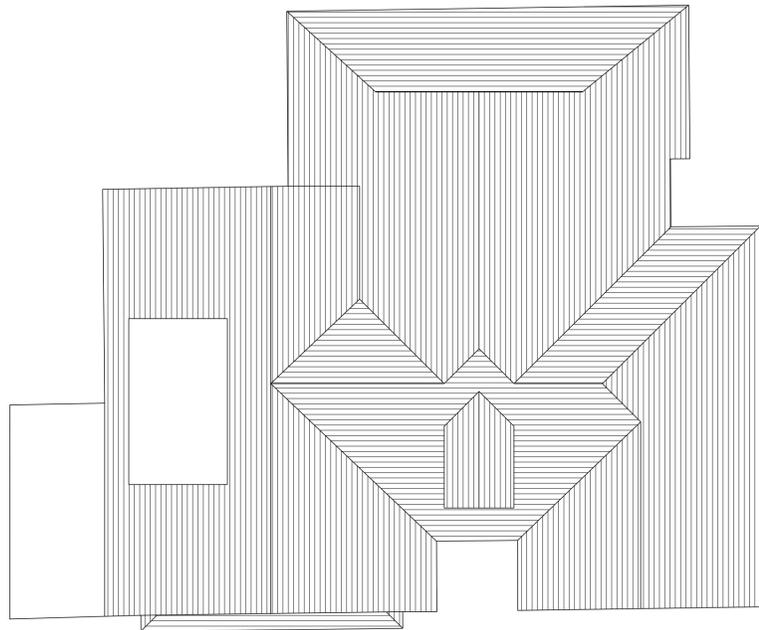
Rustlings First Floor Plan



Rustlings pool enclosure Roof Plan



The Spring Roof Plan



Rustlings Roof Plan

EXISTING FLOOR PLANS

REV.	DESCRIPTION	DRAWN	DATE
REVISIONS			
Issued for PROPOSALS			
SITE ADDRESS RUSTLINGS, THE SPRING & LAND R/O CUSHENDALL, SHINFIELD RD, READING, RG2 9BE			
CLIENT ABAVA DEVELOPMENTS			
SCALE	SHEET SIZE	DRAWN	DATE
I-100	A1	SG	10-12-15
DRAWING TITLE EXISTING STREET SCENE VIEW FROM SHINFIELD RD			
DRAWING NUMBER AAL-13-147-P09		REVISION	



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Shinfield Parish Council
 Planning observations – 4 February 2016

153433
 Proposal **Rustlings, The Spring and land r/o Cushendall, Shinfield Road, RG2 9BE**
 Full application for the proposed erection of 10no dwellings with associated access, drainage, landscaping, car parking following the demolition of all the existing buildings.
 Planning Officer Graham Vaughan Comments by 4 February 2016
 Our comment Shinfield Parish Council appreciates the reduction in the scale of the development proposal, but would like to discourage additional car movements onto the Shinfield Road and request that the developers investigate the option of providing access to the rear six properties from Wilsford Close, and turn the direction of the properties from west to east.
 The parish council is concerned about surface water run off coming from the Shinfield Road and running down the slope towards the six rear houses, where there appears to be no means for the water to drain away.

153435
 Proposal **Land at the Manor, bordered by Brookers Hill, Hollow Lane and Church Lane**
 Reserved Matters application pursuant to planning consent VAR/2013/0602 for development of a sports pavilion and associated vehicle parking, public open space (including a cricket pitch and informal open space), landscaping and associated works. This application comprises details of appearance, landscaping, layout and scale.
 Planning Officer Nick Chancellor Comments by No date specified
 Our comment Shinfield Parish Council welcomes additional sports provision within the parish.

160036
 Proposal **1 Regis Close, Whitley Wood, Reading, RG2 4AT**
 Householder application for a proposed erection of single storey rear extension, front canopy plus alteration to existing porch (retrospective).
 Planning Officer Stephen Thwaites Comments by 11 February 2016
 Our comment Shinfield Parish Council strongly objects to this development and retrospective planning application on the grounds of overdevelopment of this site. The parish council also questions whether planning permission is required for the development of the recently added large rear dormer / loft conversion. The parish council requests that the planning officer visits the site and reviews the extent of work already carried out on the site.

160046
 Proposal **Shinfield House, School Green, Shinfield, RG2 9EH**
 Application for advertisement consent for the proposed erection of 3no fascia signs and 3no ground level box signs.
 Planning Officer Rosie Rogers Comments by 17 February 2016
 Our comment Shinfield Parish Council has no objection to this application.

160055
 Proposal **66a Grazeley Road, Three Mile Cross, RG7 1BJ**
 Full application for the proposed erection of 2no detached dwellings with associated works, following demolition of existing dwelling.
 Planning Officer Katie Herrington Comments by No date specified
 Our comment Shinfield Parish Council has no objection to this application.

160099
 Proposal **Land adjacent to Grange Lodge, Cutbush Lane, Shinfield, RG2 9AL**
 Outline application for the proposed erection of a single residential dwelling with all matters reserved.
 Planning Officer Mark Croucher Comments by 19 February 2016
 Our comment Shinfield Parish Council objects to this application on the basis that there is insufficient information to make any meaningful judgement.

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Agenda Item 105.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
153434	11/13	Finchampstead	Finchampstead South	Major

Applicant	Mr and Mrs S Slavchev – EU Plants	Postcode	RG40 3TL
Location	Manor Farm, Finchampstead		
Proposal	Full application for the proposed erection of 3no agricultural cold store buildings.		
Type	Major development		
PS Category	6		
Officer	Graham Vaughan		

FOR CONSIDERATION BY	Planning Committee on 2 nd March 2016
REPORT PREPARED BY	Head of Development Management and Regulatory Services

SUMMARY

The application site is in designated countryside and is part of a larger farm located in Finchampstead. It is bordered by four roads and is currently well used as a propagation business. The most visible part of this use is the poly tunnels on the site however other buildings are located around the farm. The siting of the proposed buildings is in an area where an existing cold store and irrigation building is already located. The proposed buildings would be used for cold storage and would extend the existing buildings maintaining their height, width and colour. An area of hard standing to the east of the buildings is also proposed.

The proposal would provide further agricultural buildings on a working farm utilising part of the farm that is already occupied by buildings. A demonstrated need has been established for these due to the expansion of the propagation business and the specific requirements of the propagation process. As such, the proposal is considered to be acceptable in principle. The buildings would be of a large scale but would be for an agricultural use on a farm and existing as well as proposed planting would help to mitigate this. Subject to conditions, no harmful impacts are identified and therefore the application is recommended for approval.

PLANNING STATUS

- Countryside
- Wind turbine safeguarding zone
- Farnborough Aerodrome consultation zone
- Sand and gravel extraction
- Minerals consultation zone
- South East Water supply area
- Non EA water courses
- Contaminated land consultation zone
- Permissive paths
- Thames Basin Heaths Special Protection Area – 5 and 7 km
- Archaeological Sites
- Tree Preservation Order

RECOMMENDATION

That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:

A. Conditions and informatives:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. This permission is in respect of the submitted application plans and drawings numbered 'ENQ-1579-05', 'ENQ-1579-06', 'ENQ-1579-07', 'ENQ-1579-08', 'ENQ-1579-09' and 'ENQ-1579-10' received by the local planning authority on 22nd May 2015 and the revised plans on 23rd December 2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.
3. Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3
4. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Any hedging shall be planted 1 metre from the fence.
Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.
Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21
5. The development hereby permitted shall not be carried out unless in accordance with the drainage details contained in the letter dated 16th February 2016 from Davenport Consultancy. The details shall be implemented as stated and maintained thereafter unless agreed in writing with the Local Planning Authority.
Reason: To ensure surface water drainage would not be increased as a result of the development. Relevant Policy: Managing Development Delivery Local Plan policy CC10

6. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation. *To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the are. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

PLANNING HISTORY

- **AG/2010/1446** - Application for agricultural prior determination for the erection of an open fronted portal frame agricultural barn – **No objection** 19th July 2010.
- **AG/2011/2110** - Application for agricultural prior determination for proposed irrigation reservoir – **No objection** 28th October 2011.
- **AG/2011/2616** - Application for agricultural prior determination for the proposed erection of an irrigation shed – **NO OBJECTION** 13th January 2012.
- **F/2011/2620** – Proposed erection of polytunnels, formation of as ditch and laying of hardstanding – **Approved on** 22nd May 2012
- **CLP/2012/0189** – Application for a Certificate of Lawful Proposed Development for the erection of polytunnels – **refused on** 25th April 2012
- **F/2012/0039** - Proposed use of agricultural barn for the stationing of 2 no. caravans to provide accommodation for seasonal agricultural workers and installation of sewage treatment plant (Part Retrospective) – **Conditionally approved** 3rd October 2012
- **152683** - Application to vary conditions 1 and 2 of planning permission F/2012/0039 for the use of a barn for the stationing of 2 caravans to provide accommodation for seasonal agricultural workers and installation of sewage treatment plant (part retrospective). Condition 1 requires the use to cease on 2 October 2015. It is proposed to remove this condition. Condition 2 restricts the permission to three years and only whilst the premises are occupied by EU Plants. It is proposed to vary this condition to read: The use hereby permitted shall be carried on only by EU Plants Ltd whilst the premises are occupied by EU Plants Ltd – **Conditionally approved** on 26th November 2015

CONSULTATION RESPONSES

Berkshire Archaeology	No objection
Highways	No objection
Biodiversity	No objection
Tree and Landscape	No objection subject to conditions
Environmental Health	No objection
Drainage	No objection
Finchampstead Parish Council	No comments received
Local Members	No comments received

REPRESENTATIONS

- 3 Letters of objection received with regards to the following:
- Site is like a factory

- Polytunnels have been erected without permission (Officer Note: Not a material consideration to this application)
- Noise from vehicle movements and compressors
- Lorries cause damage to local roads
- Detrimental impact on character
- Further traffic problems will arise
- Cold stores are unnecessary

One letter of comment received with regards to the following:

- The public are using the private land of the farm for dog walking and looking into properties (Officer Note: Not a material consideration)

APPLICANTS POINTS

- The site lends itself well for propagation
- The cold store is an acceptable use in the countryside
- EU Plants is an expanding business

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP11	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC06	Noise
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
	TB21	Landscape Character
	TB25	Archaeology
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide

PLANNING ISSUES

Description of Development:

1. The proposal is for the erection of three cold stores for storing plants as part of the propagation business that is run on the site. Two buildings are already present on this part of the site as a result of agricultural permitted development

and the application proposes extensions to both of these in order to accommodate the new cold stores. The additions to the existing cold store building would each measure 21 metres in length, 21.25 metres in width and have an eaves and ridge height to match the building. The addition to the existing irrigation shed would be 18 metres in length, 9 metres in width and have an eaves and ridge height to match the building. An area of hard standing is also proposed to the east of the new building.

Principle of Development:

2. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
3. With regards to rural economies, the NPPF states planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. In particular, plans should support the growth and expansion of all types of business and enterprise in rural areas as well as promote the diversification of agricultural and other land-based rural businesses.
4. The site is located outside any defined settlement area and therefore the principle of development is subject to policy CP11 of the Core Strategy. Policy CP11 states that proposals outside of development limits will not normally be permitted except where, *inter alia*, it contributes to diverse and sustainable rural enterprises within the borough and does not lead to excessive encroachment or expansion of development away from the original building. With regards to sustainable rural enterprises, the proposal is for the addition of a further cold store which will facilitate the propagation of plants and in this respect could be considered to come under this exception criterion.
5. An Agricultural Justification has been submitted which details the reasoning for the application. The applicant (EU Plants) operates a propagation business providing fruit plants for customers in both European and American markets. This involves the initial growing of the fruit plant before harvesting it, storing it and transporting it to customers so they can then grow the plant to full maturity. Since starting in 2005, EU Plants has grown to be one of the largest soft fruit propagator businesses in the UK. In 2011, Manor Farm was acquired with a view to establishing the business and a long term plan has been envisioned as a result. The applicant has advised that the cold store units subject to this application are a key component of the propagation process and are the next step in the plan for the business.
6. The units allow for precise chilling of the plants so that they can be stored prior to being dispatched which in turn allows for additional plants to then be grown. Each unit would be operated at different temperatures and as a result of the large scale of plants required, there is a requirement for three additional units. The plants have a significant monetary value and the cold store units are vital in ensuring the business remains viable. As a result, it is considered the units are

clearly for the purposes of agriculture.

7. In 2015, following expansion of the business, over 3 million canes or plants were produced with a value of approximately £1.8 million. Plants such as these are then transported to commercial growers who have specific lead in times ranging from one to eight months. The plants need to be kept chilled to meet this demand and can be kept up to the eight month limit. The existing chiller units cannot meet the demand for plants and as such, additional storage space is required. Without it, the farm will not be able to operate efficiently and potentially lose business as a result.
8. Overall, there is considered to be a recognised need for the buildings, particularly as it would help ensure the continuing of the business which contributes to the local economy. As such, this is considered to comply with the NPPF and policy CP11 as it would contribute to a rural enterprise and is therefore acceptable in principle.

Character of the Area:

9. The site is at a low point in a valley and is bordered by a number of roads: Jubilee Road, Dell Road, Lower Sandhurst Road and Cricket Hill. The majority of this area is used by the farm and since the approval of application F/2012/0039, the south east corner in particular is covered by poly tunnels. Nonetheless the area is rural in character and appearance with Jubilee Road and Dell Road allowing for long range views across the landscape. The majority of views in and around the site are to wooded areas interspersed with residential dwellings and in particular the properties on Dell Road due to them being at a higher level.
10. The siting of the buildings is a result of the existing units but also due to being the least visible section of the site – in relative terms. Due to the layout of the land and the bank produced by the irrigation ponds, the location of the buildings is relatively well obscured from views. However, it is acknowledged that the buildings proposed would be of a large size and would occupy a large footprint as well as adding to existing built form. Nonetheless, they would match the appearance of the existing buildings and would not be any higher. They would also appear as typical agricultural buildings and their size and scale relates partly to the requirement of having enough storage capacity on the site. Whilst it is noted that the buildings surrounding the site are residential, the farm has been well established and it is not unreasonable to expect agricultural buildings on a farm. Indeed criterion 2 of policy CP11 requires that proposals do not result in excessive encroachment on the countryside and although the proposed buildings are of a large size, they would suitably extend existing buildings and contain the built form to a relatively small area. In this respect, the site area is already used for farm activities associated with the propagation business and therefore the proposal is not considered to result in an excessive encroachment in countryside.
11. Weight should be given to the impact on the countryside as a result of the additional built form but this is considered to be outweighed partly by the benefits of ensuring an agricultural use remains on the site, and the economic benefits this would bring; but also as it would be in keeping with the character of the area. Additionally, mitigation of the impact of the proposal would be provided through landscaping which over time would help it integrate into the landscape. This has

occurred partially prior to the application being submitted (as a result of the poly tunnel development) and in particular this has resulted in a bank of trees running north west to south east across the site which is protected by a Tree Preservation Order. However, it is acknowledged that further work could be completed to provide greater tree coverage on the site and in particular to obscure views from Lower Sandhurst Road. As such, the Tree and Landscape Officer has requested that additional planting be carried out through a landscaping plan which can be conditioned. On balance therefore, the proposal is considered to have an acceptable impact on the countryside.

Residential Amenities:

12. Due to the significant separation distances to any neighbouring properties which are located over 100 metres away, no harmful impact on residential amenity is considered to occur.

Highways and Access:

13. Access to the farm for transporting plants is achieved primarily from the south west corner at the junction of Dell Road and Lower Sandhurst Road. This would not be altered as a result of the proposal and would not lead to a significant intensification of this access. In any case, with the current storage capacity being reached, plants are being transported off the site which is creating additional traffic movements as a result. The proposal would potentially allow for fewer traffic movements due to increased storage on the site. As such, the Highways Officer does not object to the proposal.

Flooding and Drainage:

14. Whilst it is acknowledged the roof form of the buildings would be large and therefore would increase surface run-off, it is proposed to discharge this into the existing irrigation lakes on the site. The Drainage Officer has requested further information regarding how the roof run-off would be directed to the lake and how much this is likely to be and following receipt of this, raises no objection to the application subject to a condition that this is carried out.

Environmental Health:

15. The site is a working farm and the proposal would be an extension of this. In this respect there is already an impact in terms of environmental health. Although the cold store units would result in some noise, the Environmental Health Officer is satisfied that the separation distance to neighbouring properties would mitigate any harmful impact in terms of noise.

Biodiversity:

16. The site is not known to have any significant ecological interest or provide habitats for protected species. Given that the proposal would extend existing buildings, the Ecology Officer has not raised any objection to the proposal.

Community Infrastructure Levy:

17. As the proposal is not for new residential or retail floor space, the proposal is not CIL liable.

Employment Opportunities:

18. Whilst the proposal is a major application and Policy TB12 of the MDD states these should be accompanied by an Employment and Skills Plan, the opportunities provided by the scheme are considered to be limited and not of a type that would suit an employment skills plan. As such, it is considered there is no identified harm in not requiring a plan to be submitted.

Archaeological Impact:

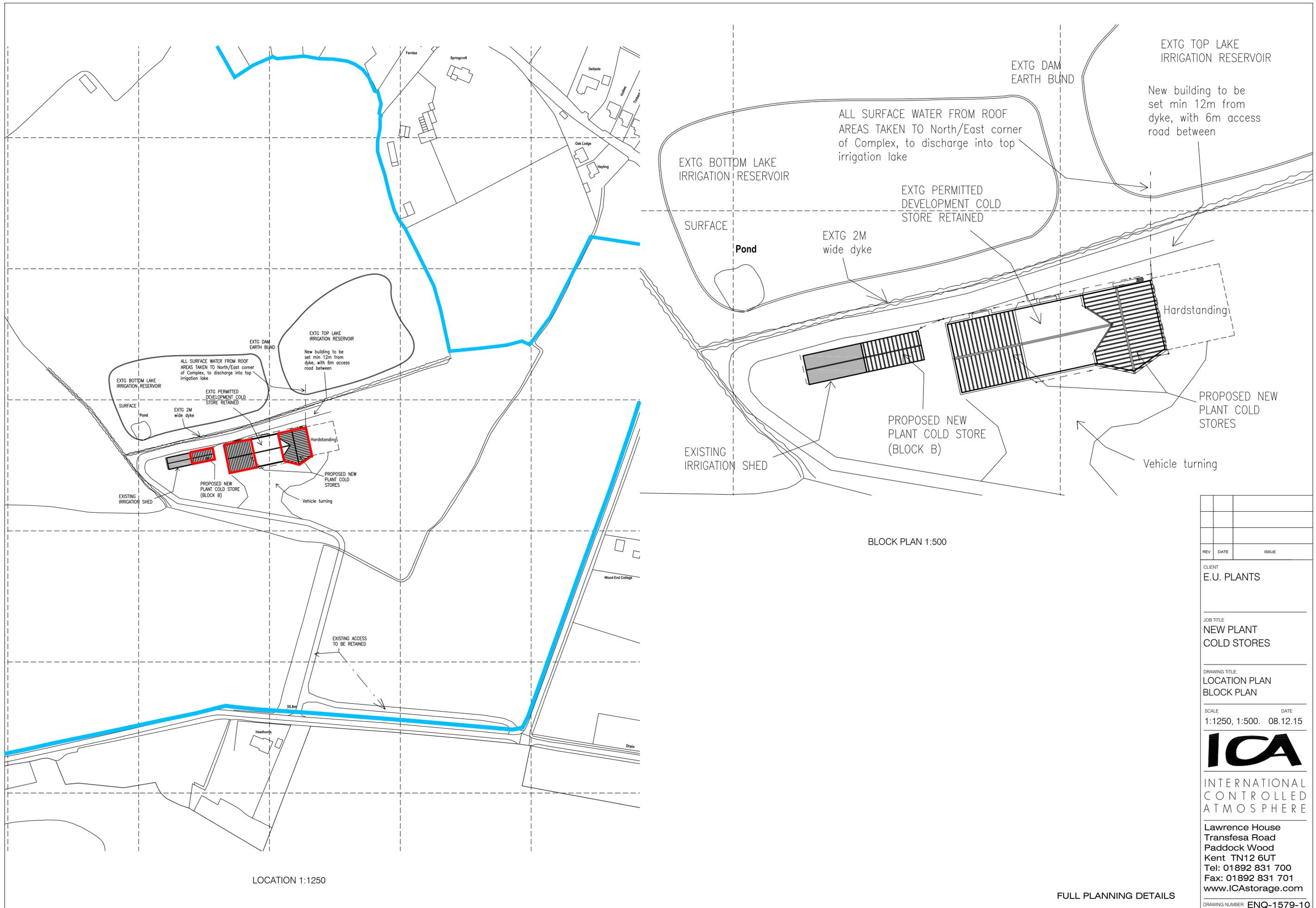
19. Due to the size and scale of the proposal, the Council's archaeological advisor has stated there is unlikely to be any harmful impact in terms of archaeological potential on the site. As such, no harmful impact is identified.

CONCLUSION

The proposal is for an acceptable use in the countryside and due to additional landscaping, no harmful impact on the character of the area would occur. Subject to appropriate conditions. Furthermore, the site is located a sufficient distance from residential properties in order to not have a harmful impact on residential amenity. As such, the proposal accords with the development plan and is recommended for conditional approval.

CONTACT DETAILS

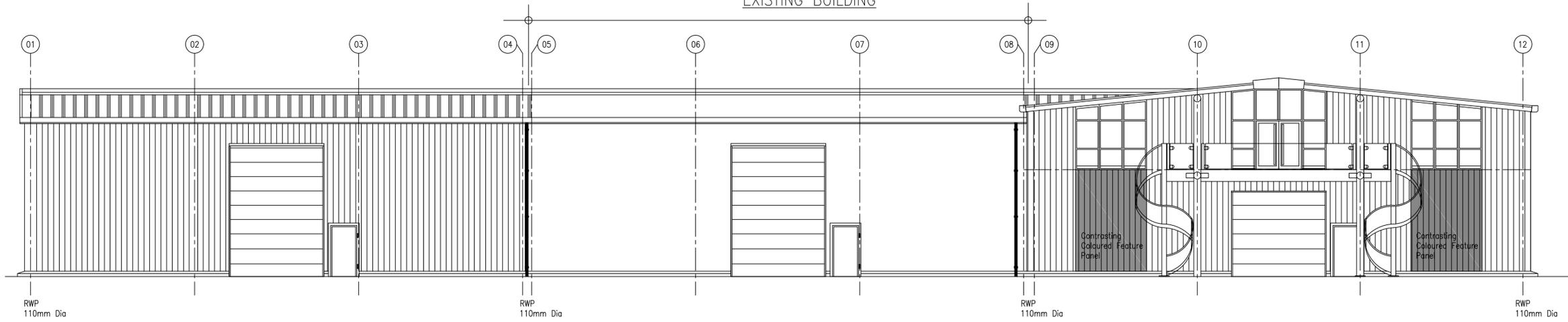
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



REV	DATE	ISSUE
CLIENT E.U. PLANTS		
JOB TITLE NEW PLANT COLD STORES		
DRAWING TITLE LOCATION PLAN BLOCK PLAN		
SCALE	DATE	
1:1250, 1:500.	08.12.15	
		
INTERNATIONAL CONTROLLED ATMOSPHERE		
Lawrence House Transfesa Road Paddock Wood Kent TN12 6UT Tel: 01892 831 700 Fax: 01892 831 701 www.ICAstorage.com		
DRAWING NUMBER ENQ-1579-10		

FULL PLANNING DETAILS

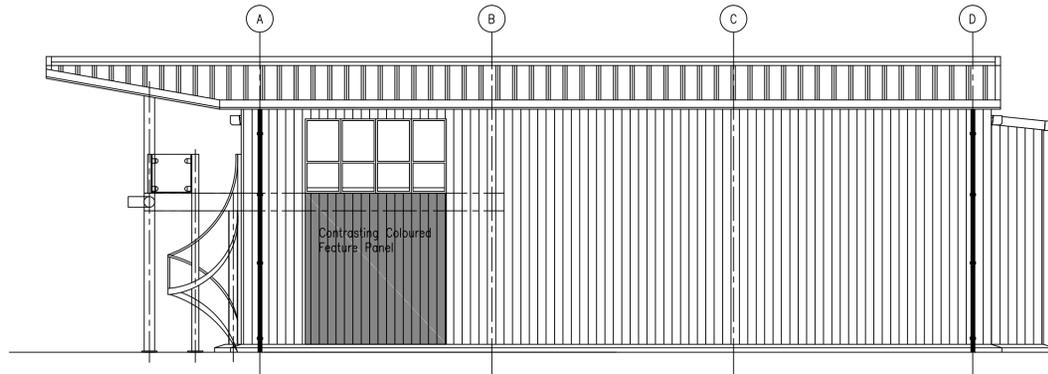
EXISTING BUILDING



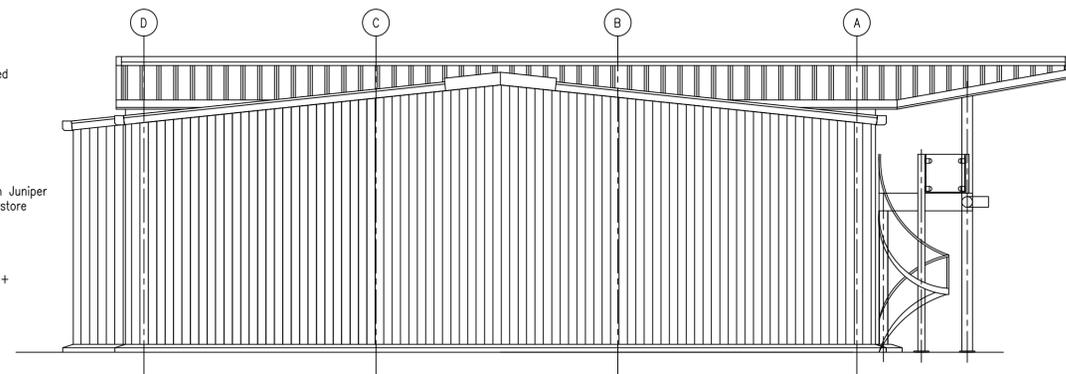
ELEVATION SOUTH

ELEVATION TREATMENT

- Roof –
Goosewing Grey Colour Profile Cladding
RAL-080-70-05
BS 10A05
- Walls –
Khaki / Moorland Green Colour Profile
Cladding on 125mm Thick PIR Insulated
Panels
RAL-100-60-20
BS 12B21
- Gutters Khaki / Moorland Green
Down Pipes – Black Colour
- Contrasting Coloured Feature Panels in Juniper
Green below windows of eastern cold store
extension
RAL 160-20-10
BS 12B29
- Contrasting Coloured fascia, flashings +
window/door trims in Juniper Green
RAL 160-20-10
BS 12B29

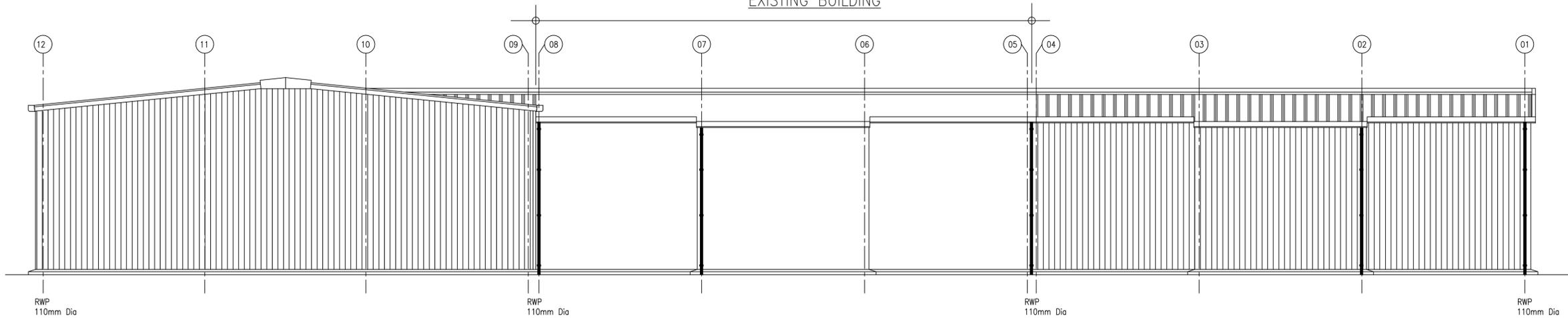


ELEVATION EAST



ELEVATION WEST

EXISTING BUILDING



ELEVATION NORTH

REV	DATE	ISSUE

CLIENT
E.U. PLANTS

JOB TITLE
NEW PLANT
COLD STORES

DRAWING TITLE
ELEVATIONS

SCALE
1:100

DATE
08.12.15

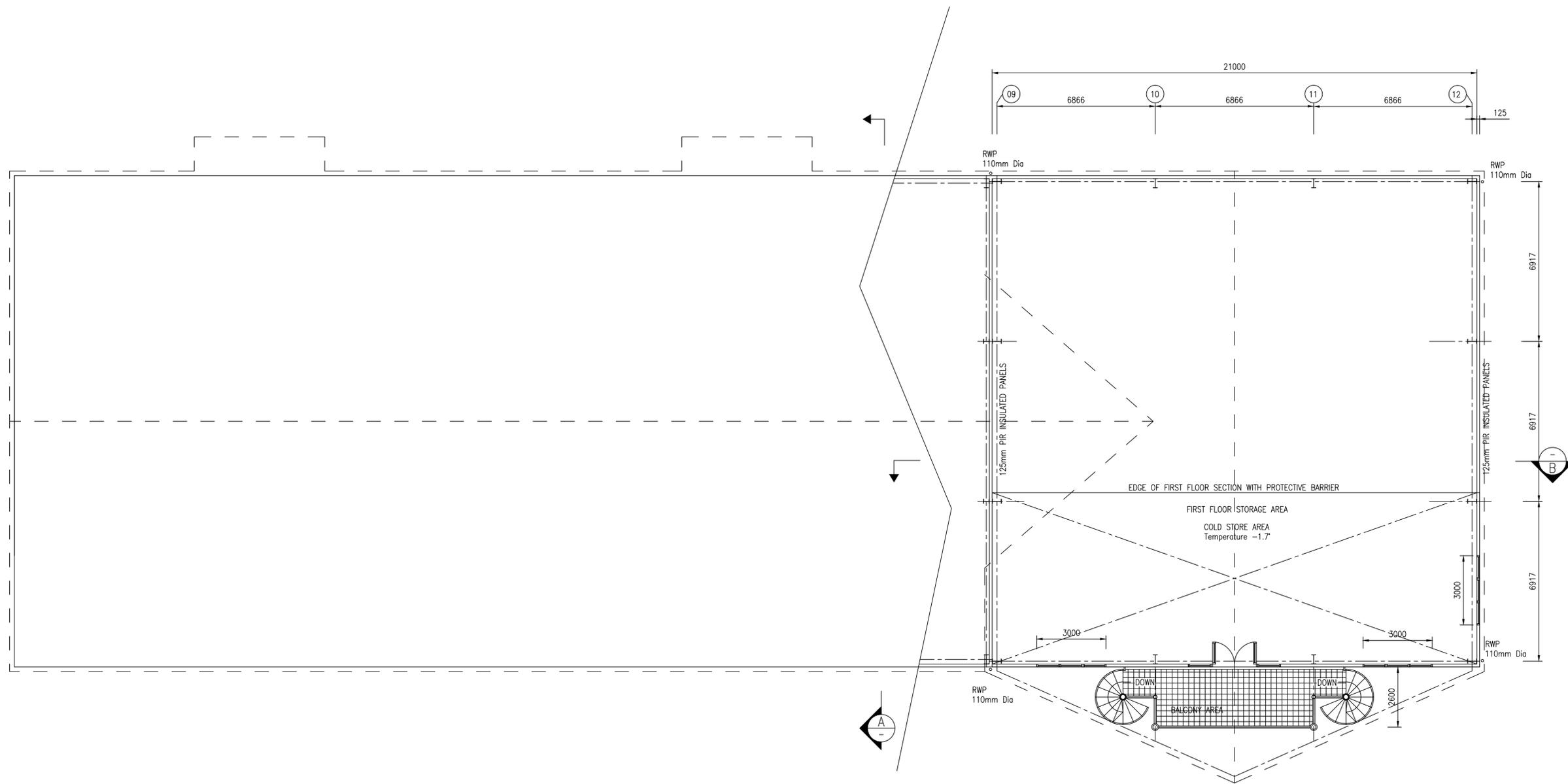


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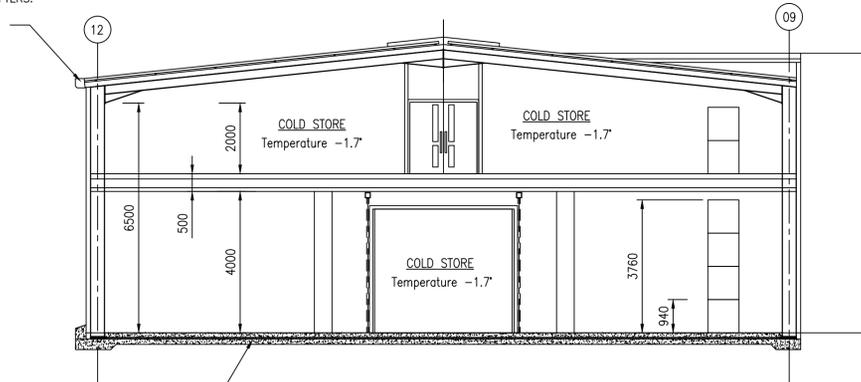
DRAWING NUMBER ENQ-1579-07

FULL PLANNING DETAILS



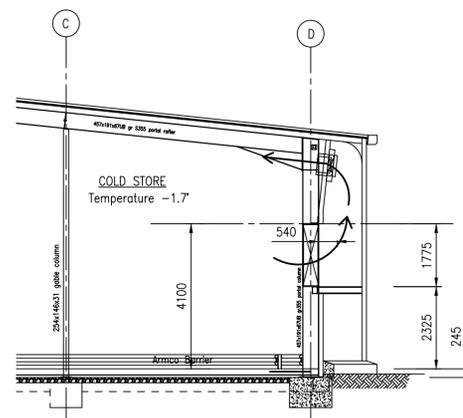
FIRST FLOOR PLAN

SINGLE SKIN SHEETS ON TIMBER BATTENS ON 150mm PIR COMPOSITE PANELS ON STRUCTURAL STEEL RAFTERS.



SECTION B - B

NEW FLOOR CONSTRUCTED USING 125mm CONCRETE FLOOR SLAB ON 50mm INSULATION ON DPM ON 150mm THICK BASE SLAB WITH MESH REINFORCEMENT.



SECTION C-C

REV	DATE	ISSUE

CLIENT
E.U. PLANTS

JOB TITLE
NEW PLANT
COLD STORES

DRAWING TITLE
GENERAL ARRANGEMENT
First Floor Plan

SCALE
1:100, 1:50. DATE
08.12.15

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DRAWING NUMBER ENQ-1579-06

FULL PLANNING DETAILS

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152726	11	Arborfield and Newland Ward	Arborfield	Major

Applicant Location Mr James Lamburn, University of Reading
C E D A R Hall Farm, Church Lane, Arborfield, **Postcode** RG2 9HX
Reading

Proposal Full application for the proposed construction of a new slurry tank and dry cow shed at CEDAR unit at Hall Farm.

Type Major All other developments
PS Category 006
Officer Daniel Ray

FOR CONSIDERATION BY Planning Committee on 3rd March 2016
REPORT PREPARED BY Head of Development Management & Regulatory Services

SUMMARY

The application proposes the construction of a slurry tank and dry cow shed at Hall Farm, Church Lane, Arborfield. The site is the Centre for Dairy Research (CEDAR) which is owned and run by the University of Reading.

The principle of development is considered acceptable as the proposal as the proposal would contribute to the rural economy in accordance with CP11 and no material harm would occur on the character, setting or appearance of the open countryside. No private residential amenity issues would occur as a result of the proposal.

The site is within a known area for archaeology, including on this specific site where an Iron Age boundary ditch was recorded during archaeological watching, however through the use of an appropriate condition preservation by record or in situ would take place if archaeology were to be present on site.

In conclusion, subject to the use of appropriate conditions, approval for planning permission is recommended.

PLANNING STATUS

- Countryside
- 7KM Thames Basin Heath SPA
- Archaeological Site
- Groundwater Zone
- Sand and Gravel Extraction
- Mineral site consultation area

RECOMMENDATION

That the Planning Committee authorise the GRANT OF PLANNING PERMISSION subject to the following conditions:

A: Conditions and Informatives

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. This permission is in respect of the submitted application plans and drawings numbered '150873_A013 rev C', '150873_A014 rev B', '150873_A015 rev C' and '150873_A30 rev A' received by the local planning authority on 6 October 2015. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction of the external surfaces of the development shall be as per the details submitted, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

4. No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

PLANNING HISTORY

- F/2004/1791 – Proposed agricultural engineering works and small structures for pollution control of farm waste. APPROVED
- F/2004/3206 - Proposed erection of replacement buildings for use as a dairy & research centre. Demolition of existing buildings. APPROVED
- F/2004/3645 - Proposed repositioning of portable building and erection of new timber storage shed. APPROVED
- F/2005/4384 - Proposed erection of 3 new buildings for cattle plus extension to existing building. APPROVED
- F/2007/2546 - Renewal of Planning Permission F/2004/3645 for the repositioning of a portable building and erection of new timber storage shed and retrospective approval for proposed site gates. APPROVED
- F/2010/0038 - Proposed permanent siting of portable building for use in conjunction with existing horticultural unit. APPROVED

SUMMARY INFORMATION

Site Area	1.239 hectares
Thames Basin Heath SPA	7km
Original Floor Area	0 sq m outlined within the application,
Proposed Floor Area	however there are a number of
Existing Use	buildings and structures relating to the
Proposed Use	existing use for agricultural purposes and dairy research

Proposed Parking Spaces	1779 sq m (1103 sq m Cow Shed, 676 sq m Slurry Store) Agricultural No change
-------------------------	--

CONSULTATION RESPONSES	
Archaeology:	No objection subject to the use of an appropriate condition to secure a programme of archaeological works as the area is a known area for buried archaeology
Environmental Health:	No comment to make
Environment Agency:	No objection however referred the officer to pollution prevention and outlined that if infiltration drainage is proposed, it must be demonstrated that it will not pose a risk to groundwater quality.
Flood Risk and Drainage Officer:	No objection

REPRESENTATIONS
Local Resident: - None received
Arborfield and Newland Parish – No objection
Ward Member – None received

APPLICANTS POINTS
<ul style="list-style-type: none"> No further information requested.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP9	Scale and Location of Development Proposals
	CP11	Development outside of settlement limits, including countryside
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping

	CC04	Sustainable Design & Construction
	TB21	Landscape Character
	TB23	Biodiversity
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
	WPSS	Wokingham Parking Standards Study Report October 2011

PLANNING ISSUES

Description of development

- 1) It is proposed to construct a new cow shed and slurry pit. The cow shed would be constructed of naturally coloured timber space boarding above pre-cast concrete panels under a fibrous cement sheet cladding roof. The many entrances to the shed would be through galvanised steel gates. The proposed slurry pit would be a 'glass fused steel structure' which gives the strength of steel and the anticorrosive properties of glass.
- 2) The key dimensions of the proposal are as follows:
 - Cow Shed
 - 9.3 metres in height to the ridgeline
 - 6.0 metres to the eaves
 - 30.0 metres in width
 - 36.7 metres in length
 - Slurry Pit
 - 7.07 metres in height
 - 23.3 metre diameter

Background

- 3) Previously the National Institute for Research in Dairying (N.I.R.D.), CEDAR have expanded at the site from the early 20th Century in to the modern day, increasing their land holding and modernising their research facilities. Now associated with the University of Reading this application proposes to improve the facilities on the site. It is expected that there would minimal increased traffic movement to the site as the proposal is to improve facilities on the site rather than intensify operations.

Principle of development

- 4) The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

- 5) The site is located outside the settlement limits and therefore development would only be acceptable if in accordance with Policy CP11 of the Core Strategy. CP11 of the Wokingham Borough Core Strategy states “proposals outside of development limits will not normally be permitted except where... (1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and (2) it does not lead to excessive encroachment or expansion of development away from the original buildings...
- 6) The proposed development would be contained within an existing site and not project further out in to the open countryside beyond the existing site area. As a result the development is considered acceptable as the use would help contribute to the diverse and sustainable rural enterprises within the borough without excessively encroaching in to the open countryside.
- 7) Policy CP3 of the Wokingham Borough Council Core Strategy states that; development must be appropriate in terms of its scale of activity, mass layout, built form, height, materials and character of the area in which it is located, and it must be of a high quality design without detriment to the amenities of adjoining land uses and occupiers.
- 8) The proposed development would be both agricultural in use and appearance and not appear out of place with the countryside setting the application site is set within. Immediately adjacent to the proposed cow shed is a much larger shed that covers a substantial area of the application site and would dwarf the proposed structure in scale. As such it is considered that the proposed development is in accordance with adopted policy.

Impact on the Character of the Area

- 9) The area is agricultural in nature and the proposed development is in keeping with the countryside activities that are already taking place. The proposed building is agricultural in design and nature and would not appear out of place in this location. No alterations to existing planting are proposed and as such, the proposal is deemed acceptable as there would be no undue or negative impact on the character of the open countryside as a result of this development.

Impact on Neighbouring Amenities

- 10) Directly to the east of the application site there are a pair of cottages. These were granted planning permission in August 1978 under application number 08903. The pair of cottages are agricultural workers cottages are directly linked to the centre of diary research, indeed condition 7 of the planning consent outlines that the occupation of the dwellings shall be limited to a person solely or mainly employed in agriculture...
- 11) The proposed development would not lead to any overlooking, overshadowing or overbearing issues, however there may be some disruption caused as a result of the construction phase of the development. However this would not

warrant refusal. In any case, as the cottages are directly linked to agricultural uses, particularly those at the Centre of Dairy Research, any disturbance from agricultural uses would be expected by the residents as they would be working on the land.

Highways & Parking

- 12) The proposed scheme does not offer any detail regarding the number of existing or proposed parking spaces. It is anticipated that there would be no increase in the amount of journey's to the site, instead the application proposes a new shed and slurry pit to improve the existing facilities on the site, rather than new or intensified operations. Whilst no details are included within the application, due to the nature of the site there is plenty of room for parking in an informal manner. It is expected however that most traffic will be agriculture related (tractors and machinery). Whilst some alteration would take place in terms of tracks through the site, the access would remain the same. As such, there are no concerns relating to highways and parking as a result of this proposal.

SPA

- 13) The proposal does not meet the threshold for mitigation against the SPA as there would not be a net increase of dwellings. As such a mitigation strategy or contribution to the Council's agreed mitigation strategy is not required.

Environmental Health

- 14) No issues have been raised by Environmental Health.

Archaeology

- 15) Following consultation with colleagues at Reading Archaeology, it has been highlighted that the area is in a known area of buried archaeology. As such it has been requested that a condition be included should planning permission be granted to ensure an appropriate scheme of archaeological works are agreed prior to works being undertaken.

CONCLUSION

The proposed development would be in accordance with adopted policy both local and national. The development would have no undue impact on the character and appearance of the countryside nor would it have any detrimental impact on residential dwellings. The scheme as a whole is positive and the centre positively contributes to both the rural economy and is an appointment element of the education provision provided by the University of Reading.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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PRELIMINARY

REF	DATE	REVISION	DRN	CHK
SCALE @ A3	DATE	DRAWN BY	CHECKED BY	
1:1250	09/04/15	MT	ND	

DRAWING

SITE PLAN

PROJECT
CEDARS FARM DRY COW SHED

CLIENT
 UNIVERSITY OF READING

RIDGE

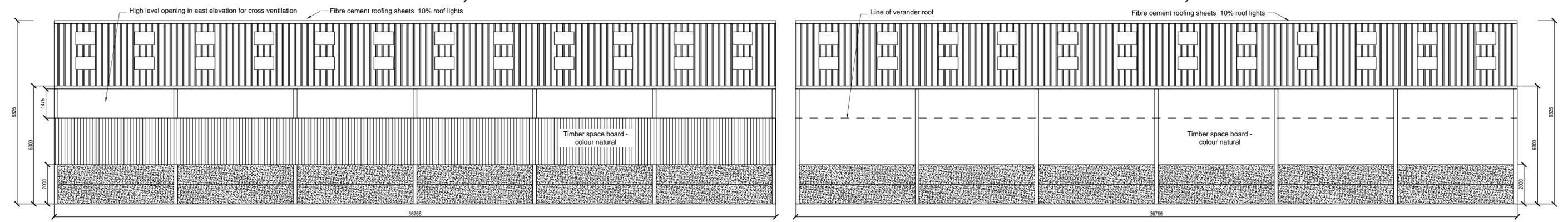
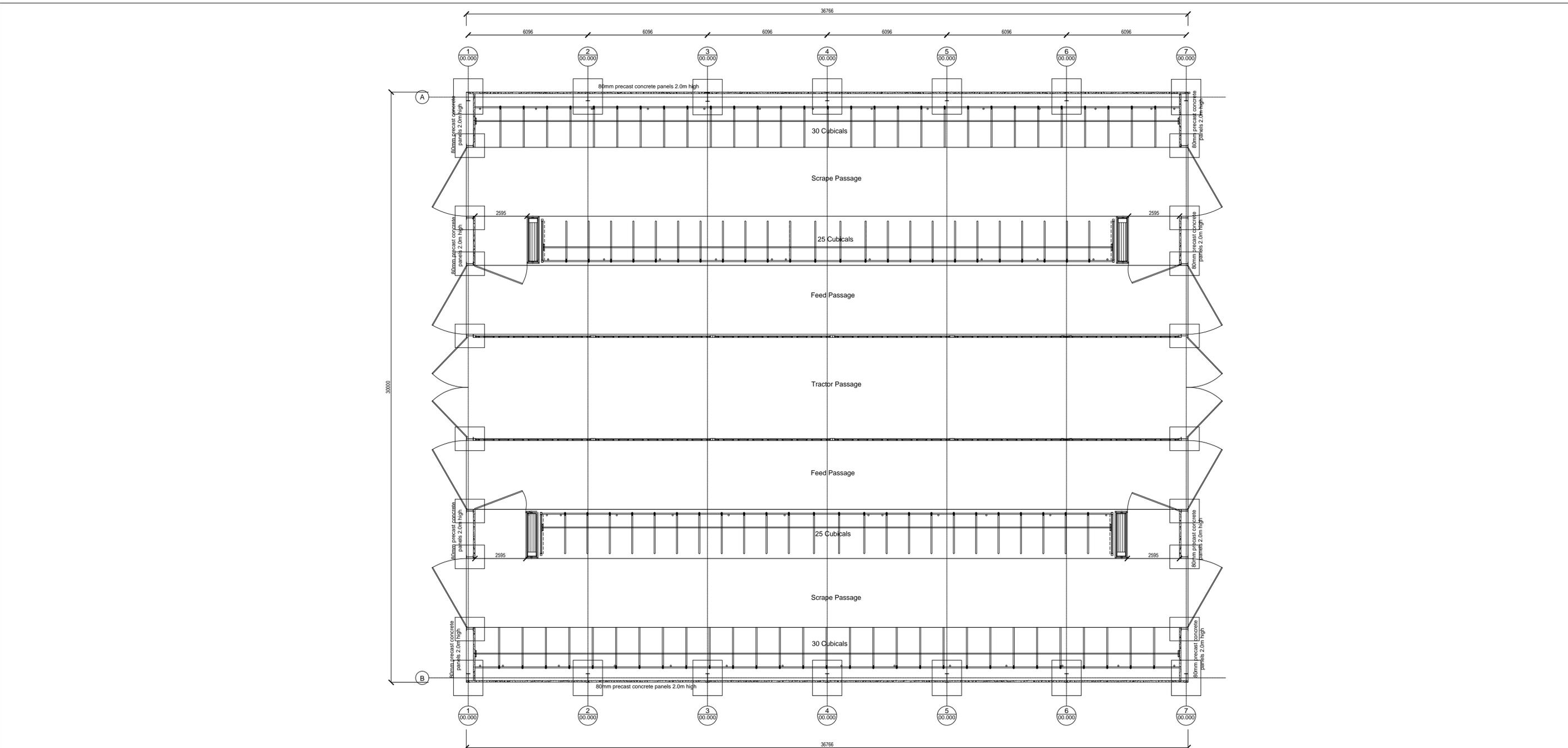
BEAUMONT HOUSE TEL: 0118 932 3088
 59 HIGH STREET FAX: 01993 815002
 THEALE
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 RG7 5AL www.ridge.co.uk

DRG NO _____ | REV _____

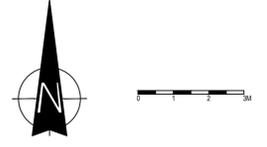
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PRELIMINARY

REF	DATE	REVISION	DRAWN	CHECKED
B	07/15	AMENDMENTS AT PLAN AND ELEVATIONS	MT	ND
A	04/15	MINOR AMENDMENTS	MT	ND

DRAWING
**PLAN AND ELEVATIONS
 OPTION 2**

PROJECT
CEDAR FARM

CLIENT
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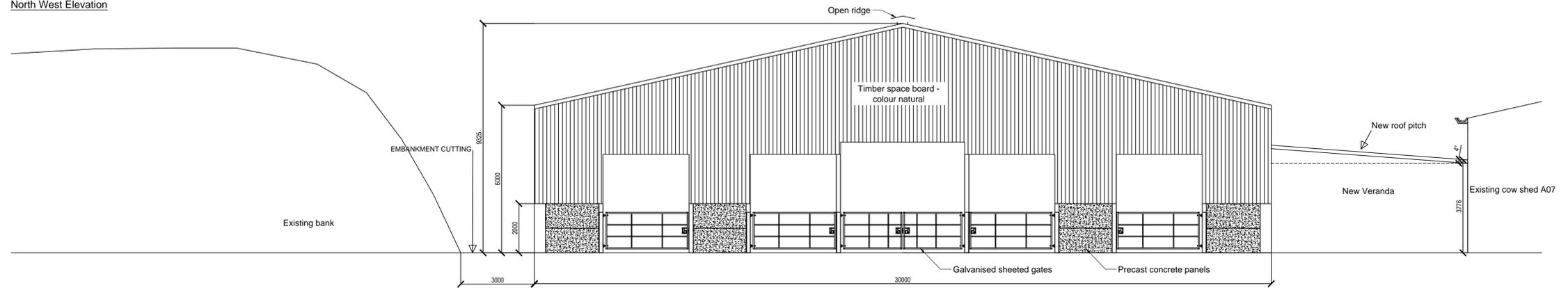
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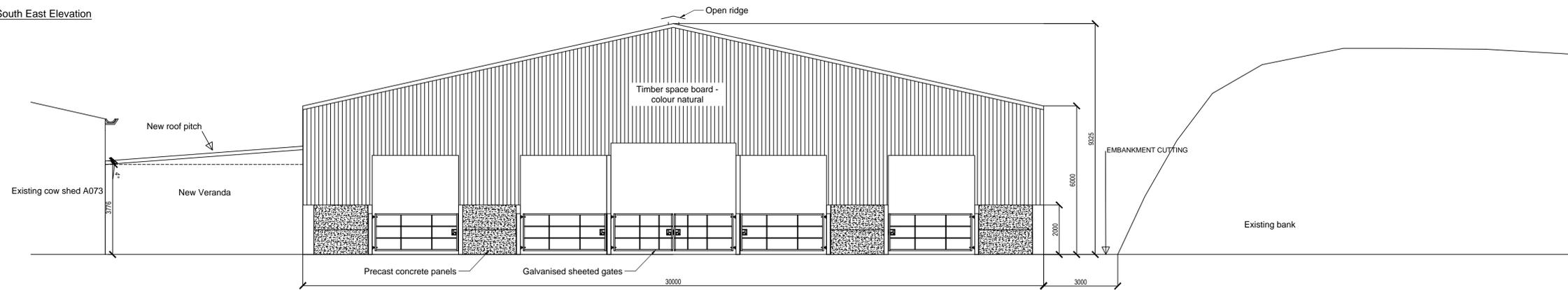
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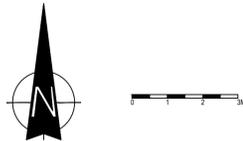
North West Elevation



South East Elevation



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PRELIMINARY

REF	DATE	REVISION	DRAWN	CHECKED
C	07/15	AMENDMENTS AT PLAN AND ELEVATIONS	MT	ND
B	06/15	MINOR AMENDMENTS AFTER TOPOGRAPHICAL SURVEY	MT	ND
A	04/15	MINOR AMENDMENTS	MT	ND

DRAWING
ELEVATIONS
OPTION 2

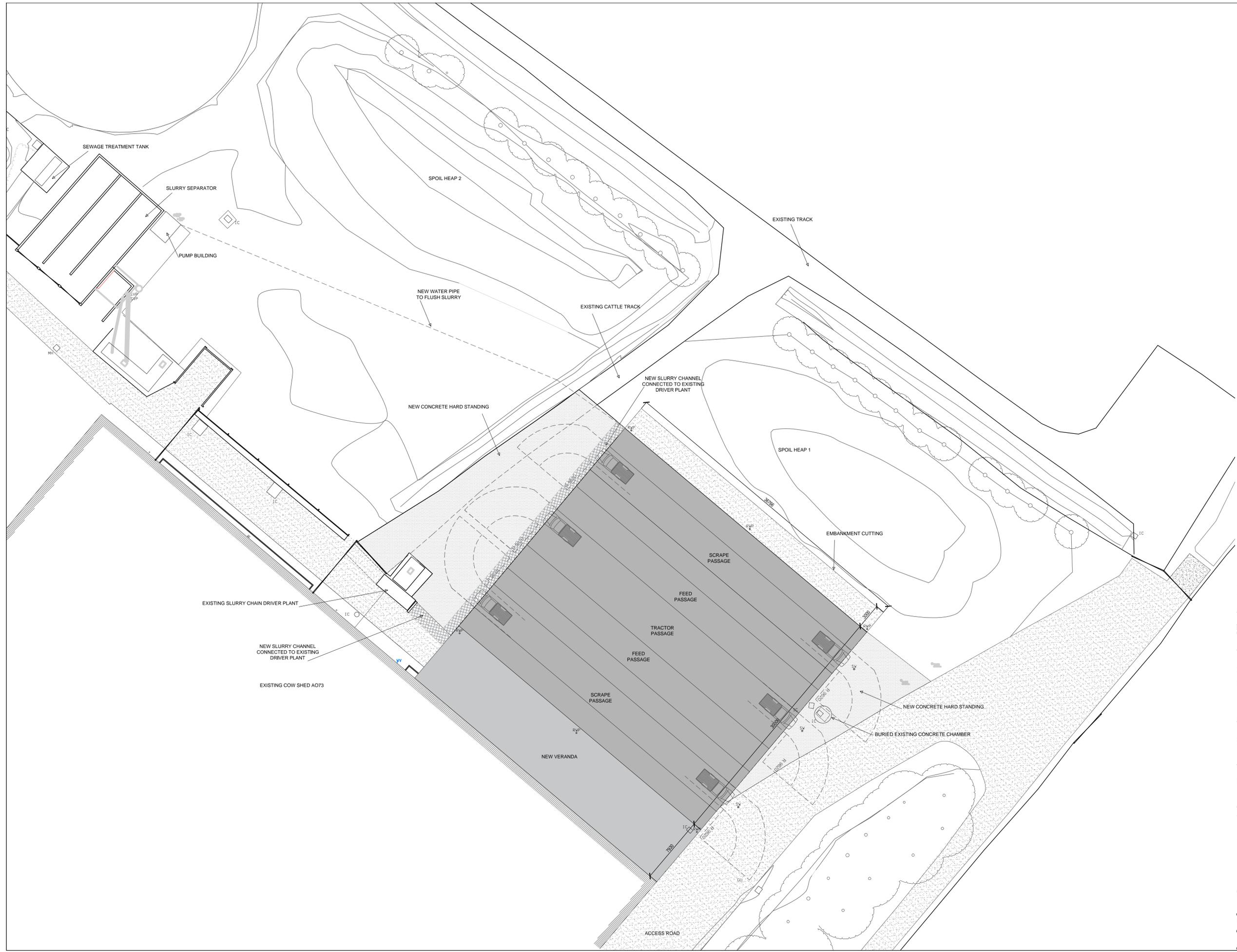
PROJECT
CEDAR FARM
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DATE 22/07/15
DRAWN BY MT
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DRG NO 150873_A015
REV C
FILE REFERENCE:
XREF FILE REFERENCE: TBXREF

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TENDER

E	09/15	NEW SLURRY CHANNEL	MT	ND
D	07/15	REVISED SITE PLAN	MT	ND
C	07/15	REVISED SITE PLAN	MT	ND
B	08/15	REVISED SITE PLAN	MT	ND
A	04/15	EXTRA PROPOSED FACILITIES ADDED	MT	ND
REF	DATE	REVISION	DRAWN	CHECKED
SCALE	DATE	DRAWN BY	CHECKED BY	
1:200	09/15	MT	ND	

**SITE PLAN - OPTION 2
PROPOSED COW SHED**

PROJECT
CEDAR FARM

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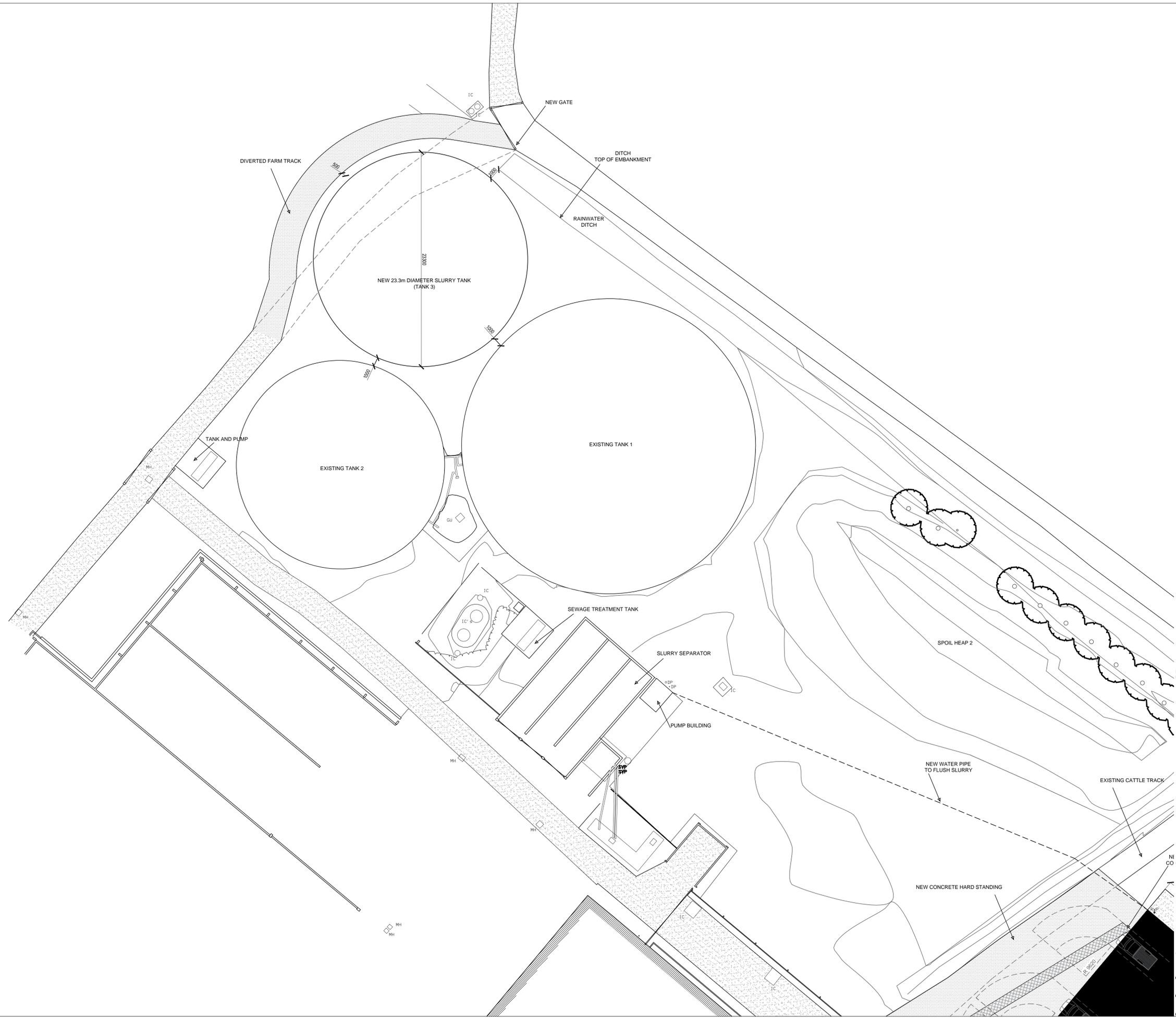
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PRELIMINARY

C	07/15	SLURRY TANK DIA	MT	ND
B	06/15	CHANGE REVISION	MT	ND
A	04/15	EXTRA PROPOSED FACILITIES ADDED	MT	ND
REF	DATE	REVISION	DRAWN	CHECKED
SCALE	@A1	DATE	DRAWN BY	CHECKED BY
1:200		06/15	MT	ND

PROPOSED SLURRY TANK SITE PLAN- OPTION 2

PROJECT
CEDAR FARM

CLIENT
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DRG NO
150873_A013 REV
C

FILE REFERENCE:
XREF FILE REFERENCE:

Agenda Item 107.

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152725	24/08	Swallowfield	Swallowfield	Request of Committee

Applicant	Bellway Homes Ltd	Postcode	RG7 1QX
Location	Willow Tree Works, Swallowfield Street, Swallowfield		
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 25. Details of disposal of sewage.		
Type	Discharge of Condition		
PS Category	N/A		
Officer	Justin Turvey		

FOR CONSIDERATION BY	Planning Committee on 2 nd March 2016
REPORT PREPARED BY	Head of Development Management & Regulatory Services

ADDENDUM REPORT

A separate application to approve Conditions 22, 23 and 24 (Reference: 152659), was deferred to allow for the submission of modelling information to demonstrate that the development would not exacerbate off-site flooding, and this application to approve Condition 25 was also deferred to allow the applications to be considered together.

The required information has been submitted in relation to Conditions 22, 23 and 24. In relation to Condition 25 considered under this application, the applicant has submitted technical drawings as well as written confirmation from Thames Water confirming the details are acceptable. This is considered to satisfy the requirement of the condition, and approval is recommended in accordance with the applicants submissions.

RECOMMENDATION

That Committee authorise the approval of planning condition 25 in accordance with the relevant submissions.

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ITEM NO:

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152725	20/08	Swallowfield	Swallowfield	Request of Committee

Applicant	Bellway Homes Ltd	
Location	Willow Tree Works, Swallowfield Street, Swallowfield	Postcode RG7 1QX
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 25. Details of disposal of sewage.	
Type	Discharge of Condition	
PS Category	N/A	
Officer	Justin Turvey	

FOR CONSIDERATION BY	Planning Committee on 3 rd February 2016
REPORT PREPARED BY	Head of Development Management & Regulatory Services

SUMMARY

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Condition 25 has been submitted under application reference 152725, and Conditions 22, 23 and 24 under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees.

The Council's Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

PLANNING STATUS

- Limited Development Location
- Great Crested Newt Consultation Zone
- SSSI 500m buffer
- Sand and Gravel
- Nuclear Consultation Zone

RECOMMENDATION

That Committee authorise the approval of planning condition 25 in accordance with the relevant submissions.

PLANNING HISTORY

152659	Application for submission of details to comply with the following conditions of planning consent F/2014/0940: 22. Construction programme for any SUDS measures; 23. Details of the Drainage System; 24. Details of the implementation, maintenance and management of the sustainable drainage scheme; 26. Travel Plan. Considered elsewhere on this agenda.
152096	Application for a non-material amendment for application F/2014/0940 regarding the development of 38 dwellings (Amendment relates to proposed substation). Approved 17/11/2015.
150199	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 8 - Boundary Treatments. Pending.
150262	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 9 - Site Survey. Pending.
150258	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 4 - Scheme of Landscaping. Condition approved 17/12/2015.
152942	Application for submission of details to comply with following condition of planning consent F/2014/0940 (Dated 02/04/2015) 6 - Scheme which provides for the retention and protection of trees, shrubs and hedges. Condition approved 17/12/2015.
150207	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 21- Groundwater Monitoring. Condition approved 16/12/2015.
153141	Conditions application to discharge condition 27 - Project Community Liaison Group of permitted planning application F/2014/0940. Condition approved 16/12/2015.
150256	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 10 - Construction Method Statement. Condition approved 10/08/2015.
150219	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 12 - Secure and covered bicycle storage/parking facilities. Condition approved 10/08/2015.
150217	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 13 - Assessment of Harmful Materials. Condition approved 10/08/2015.
150213	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 16 - Programme of Archaeological Work. Condition approved 21/08/2015.
150210	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 17 - Employment Skills Plan. Condition approved 21/08/2015.
150261	Conditions application for submission of details to comply with the

	following condition of planning consent F/2014/0940: 20. Ecological Assessment. Condition approved 21/08/2015.
150133	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 2 - Samples and details of materials. Condition approved 27/07/2015.
DEM/2015/1099	Application for demolition of all existing buildings on site (Prior Notification Application). Approved 22/05/2015
F/2014/0940	Proposed redevelopment of site to provide 38 dwellings including affordable housing. Hard and soft landscaping, open space, parking provision and associated infrastructure. Approved 02/04/2015.
F/2008/0308	Application for renewal of planning consent O/2003/0586 for a further 3 years for the extension to factory building residential development (14 dwellings) and ancillary development. Refused: 25/06/2008.
RM/2007/0882	Reserved Matters Application on Outline consent O/2003/0586 for the proposed erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
RM/2007/0881	Reserved Matters on Outline application O/2003/0586 for the erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
F/2006/9217	Proposed erection of 14 two bedroom dwellings with associated parking (Withdrawn 25/01/2007)
F/2005/3962	Proposed extension to factory buildings and ancillary works. Approved 29/04/2005.
O/2003/0586	Outline application for the extension to factory building residential development (14 dwellings) and ancillary development. Approved 13/04/2004.
O/2003/8931	Outline application for the proposed residential redevelopment (approximately 50 dwellings) of site with ancillary works and replacement factory building. Refused 26/08/2003..

SUMMARY INFORMATION

Site Area	2.6ha (1.34ha within settlement boundary)
Existing residential units	0
Proposed units	38 (approved under F/2014/0940)
Existing use	Cleared site, formerly mixed B1/B2/B8
Existing parking spaces	N/A
Proposed parking spaces	113
Public open space	Circa 1ha

CONSULTATION RESPONSES

WBC Drainage	No objection.
Local Members	No comments received.
Swallowfield Parish Council	Agree with comments of Swallowfield Flood Resilience Group and wish to highlight flooding and groundwater problems around the site. Conditions require appropriate measures to mitigate flood risk during construction; it is essential that WBC ensure the conditions are met in full.

REPRESENTATIONS

Four letters of objection received relating to the original application submissions (Officer note: The comments received largely relate to application 152659 considered elsewhere on this agenda):

- Agree with comments of Swallowfield Flood Resilience Group.
- Development will exacerbate flood risk (Officer note: planning permission has been granted for the development and the consultation relates to conditions pursuant to that consent to ensure that flood risk is not exacerbated).
- Temporary drainage during construction has not yet been agreed (See paragraph 9 of Committee Report for 152659).
- Reliance on existing drainage (See paragraphs 11 and 12 of Committee Report for 152659)
- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed (See paragraph 9 of Committee Report for 152659)
- Swale design under Condition 23 must be reviewed (See paragraph 13 of Committee Report for 152659).

A reconsultation exercise was carried out following the receipt of additional information. No comments have been received relating specifically to this application.

Comments received from Swallowfield Flood Resilience Group (SFRG) relating to the original application submissions:

- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed. Works undertaken on site have damaged existing site drainage (See paragraph 9 of Committee Report for 152659).
- Provision of drainage design is partly dependent on boundary design under condition 8 and the details submitted under this condition are not acceptable (Officer note: details pursuant to Condition 8 are currently under consideration under application 150199 and are subject to revision).
- Groundwater conditions have not been adequately taken into account – the drains will be full at times of flood risk, impacting upon their ability to respond to peak rainfall (See paragraph 11 of Committee Report for 152659).

APPLICANTS POINTS

- The submissions are sufficient to enable the planning conditions to be approved.
- Additional information has been submitted following requests from the Council's drainage consultant.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
	CP11	Development Outside Settlement Limits
Adopted Managing Development	CC01	Presumption in Favour of Sustainable

Delivery Local Plan 2014		Development
	CC02	Development Limits
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
Other Documents	SPD	Swallowfield Village Design Statement

PLANNING ISSUES

Description of Development:

1. In April 2015, Committee resolved to grant planning permission for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) at the Willow Tree Works site, Swallowfield. Planning permission was issued on 02/04/2015 and included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.
2. Since permission was granted, the application has submitted details pursuant to a number of planning conditions. The following conditions have been approved in accordance with the relevant submissions:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
2	Details of materials	27/07/2015
4	Details of landscaping	17/12/2015
6	Details of tree protection	17/12/2015
10	Construction Method Statement	10/08/2015
12	Details of cycle parking	10/08/2015
13	Assessment of contamination	10/08/2015
16	Programme of archaeological work	21/08/2015
17	Employment Skills Programme	10/08/2015
20	Ecological assessment	21/08/2015
21	Groundwater monitoring	16/12/2015
27	Community Liaison Group	16/12/2015

3. Further details have been submitted pursuant to the following planning conditions for approval, and are waiting for further information to be submitted for consideration:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
8	Details of boundary treatments	Pending
9	Details of finished site and floor levels	Pending

4. The developer has also submitted applications for the approval of details relating to drainage and flood mitigation. Condition 25 has been submitted under application reference 152725 and Conditions 22, 23, 24 and 26 have been submitted under application reference 152659. The original submissions have

been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees. Consideration of the submissions relating to these conditions is provided below:

Condition 25: Details of disposal of sewage:

5. Condition 25 requires that:

None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.

Reason: To ensure that drainage measures are managed and maintained appropriately.

6. The applicant has submitted technical drawings as well as written confirmation from Thames Water that the technical approval for the elements of the scheme to be adopted Thames Water are acceptable. This is considered to satisfy the requirement of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions.

CONCLUSION

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

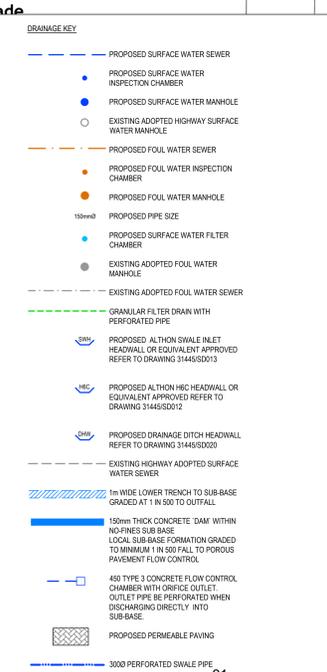
An application to approve Condition 25 has been submitted under application reference 152725, and Conditions 22, 23 and 24 under application reference 152659. The original submissions have been supplemented by the submission of additional information, which has been the subject of additional consultation with neighbours and consultees.

The Council's Drainage consultant has confirmed that the submitted details, including additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Condition 25 is approved in accordance with the relevant submissions.

Once approved, the applicant would be required to carry out the development in accordance with these relevant details.

CONTACT DETAILS

Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk



NOTES

1. ALL DIMENSIONS IN METRES UNLESS STATED OTHERWISE.
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT ARCHITECTS AND ENGINEERS' DRAWINGS AND SPECIFICATIONS.
3. THE SPECIFICATION FOR THE WORKS SHALL BE THE DEPARTMENT OF TRANSPORT SPECIFICATION FOR HIGHWAY WORKS 1998 AND INCLUDING ALL SUBSEQUENT AMENDMENTS.
4. PIPE BEDDING FOR SEWERS SHALL BE AS FOLLOWS:
 - 150mm WITH GRANULAR SURROUND WHERE COVER TO SOFFIT > 1.2m UNDER CARRIAGEWAYS, AND > 0.9m UNDER VERGES, CLASS OF BEDDING - TYPE S: 14mm 10 5mm GRADED.
 - 300mm WITH CONCRETE SURROUND WHERE COVER TO SOFFIT < 1.2m UNDER CARRIAGEWAYS AND < 0.9m UNDER VERGES, CLASS OF BEDDING - TYPE Z: S14 CONCRETE.
5. ALL CONCRETE USED IN CONSTRUCTION OF MANHOLES AND PIPE PROTECTION MUST BE SUITABLE RESISTING UNLESS AGREED IN ADVANCE WITH UNDERTAKER.
6. FOR DETAILS OF MANHOLES REFER TO PBA STANDARD DETAILS 31445SD01 AND 3202.
7. FOR DETAILS OF INSPECTION CHAMBERS REFER TO PBA STANDARD DETAILS S003 - S004.
8. FOR MANHOLE AND PIPE BEDDING TYPES REFER TO PBA STANDARD DETAILS S003 - S004.
9. ALL PIPES TO BE 100mm UNLESS STATED OTHERWISE.
10. ALL DRAINAGE AND SEWER PIPE TO BE SUPERSLLEEVE AND HEPSEAL RESPECTIVELY VITRIFIED CLAY TO BS65 WITH FLEXIBLE JOINTS. SEWER PIPES TO BE EXTRA STRENGTH QUALITY.
11. ALL DRAINAGE WORKS ARE TO COMMENCE AT THE OUTFALL AND WORK UPSTREAM.
12. ALL ADAPTABLE DRAINAGE TO BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH SEWERS FOR ADOPTION (8th EDITION).
13. ALL FINAL PRIVATE DRAINAGE CONNECTIONS TO BE 150mm.
14. THE LOCATION AND LEVELS OF THE EXISTING MANHOLES AND OUTFALLS ARE TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF THE WORKS.
15. LEVELS AND LOCATIONS OF ALL DRAIN AND SEWER CROSSINGS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION.
16. ALL DRAINAGE ARRANGEMENTS ARE TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY BUILDING INSPECTOR ON SITE.
17. GRADIENTS ARE INDICATED FOR HYDRAULIC PURPOSES ONLY AND SHOULD NOT BE USED FOR SETTING OUT.
18. FOR DETAILS ON REINSTATEMENT OF DRAIN AND DUCT TRENCHES IN CARRIAGEWAY AND FOOTWAYS REFER TO PBA STANDARD DETAIL 31445SD05.
19. ALL PIPES ARE TO BE CONNECTED WITH LEVEL SOFFITS UNLESS STATED OTHERWISE.
20. MANHOLE COVERS IN CARRIAGEWAY TO BE D400 GRADE. 6125 IN FOOTWAY AND PEDESTRIAN AREAS.
21. NO PRIVATE SURFACE RUN OFF IS TO RUN ON TO THE PROPOSED PUBLICLY MAINTAINABLE HIGHWAY AND VICE VERSA.
22. FOR DETAILS OF FILTER DRAIN SEE PBA STANDARD DETAIL S010.
23. ALL 1500 PIPES IN CARRIAGEWAY TO BE VITRIFIED CLAY.
24. PIPES IN CARRIAGEWAY WITH < 1.2m COVER TO HAVE PIPE PROTECTION. SEE PBA STANDARD DETAIL DRAWING S007.
25. HEADWALLS DISCHARGING INTO SWALE & DRAINAGE DITCHES ON SOUTHEASTERN BOUNDARY TO BE ALTHON SWALE INLET HEADWALLS OR ALTHON H6C AS INDICATED IN PLAN OR EQUIVALENT APPROVED REFER TO PBA STANDARD DETAIL 31445SD012 & 31445SD013.
26. TO BE READ IN CONJUNCTION WITH PBA DRAWING MANHOLE SCHEDULE 31145009.
27. FILTER DRAINS TO RUN INTO CONVENTIONAL PIPE SYSTEM AT 180.
28. ALL INSPECTION CHAMBERS DEPTHS TO INVERT TO BE MINIMUM 600mm FOUL WATER AND 450mm SURFACE WATER UNLESS SHOWN OTHERWISE.
29. WHERE PIPE COVER IS LESS THAN MINIMUM PIPE PROTECTION SHALL BE USED - REFER TO PBA STANDARD DETAIL S010.
30. FILTER CHAMBERS TO BE 450mm DEEP FROM FINISHED LEVEL. INVERT OF CHAMBER TO BE 50mm ABOVE TANNING OF SUB-BASE. REFER TO PBA STANDARD DETAIL S010.
31. HOUSE PIPES & B & B TO HAVE CAPPED FLOOR GULLIES. SURFACE DRAINAGE CONNECTION FOR FUTURE LIFETIME HOMES USE.

REVISIONS

Mark	Revision	Drawn	Date	Chkd
C4	NON-RETURN VALVE ADDED TO MANHOLE S1.		12.01.15	LAD
C3	Inspection chamber added to rear garden of plot 39 with connection to filter drain removed Manhole S41 pipe size revised to 225d.		07.01.15	LAD
C2	300d PERFORATED SWALE PIPE ADDED. KEY AMENDED.		14.12.15	LAD
C1	ADDED TO PLAN: 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE. 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE.		28.10.15	LAD
T7	SWALE SECTION ADDED.		11.09.15	LAD
T6	SITE BOUNDARY REMOVED AS REQUESTED BY BELLWAY.		04.09.15	LAD
T5	ADDED TO PLAN: 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE. 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE.		03.09.15	LAD
T4	DRAINAGE DITCH ADDED TO SOUTH EASTERN BOUNDARY ADJACENT TO THE GARDEN OF PLOT 39 WITH HEADWALL CONNECTION TO SURFACE WATER. HEADWALL PROTECTED BY PERFORATED SWALE PIPE.		06.07.15	LAD
T3	ADDED TO PLAN: 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE. 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE.		29.06.15	LAD
T2	ADDED TO PLAN: 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE. 1.5m DEEP TRENCH TO SUB-BASE UNDER PLANTER WITH 150mm FALL TO PERFORATED SWALE PIPE.		30.10.14	LAD

Mark **Revision** **Drawn** **Date** **Chkd**

SCALING NOTE: Do not scale from this drawing. If in doubt, ask.

UTILITIES NOTE: The position of any existing public or private services, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty is made or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing services, structures, plant or apparatus may affect his operations.

DRIVING ISSUE STATUS

Client	Issue Status
Bellway	CONSTRUCTION

WILLOW TREE WAY, SWALLOWFIELD PROPOSED FOUL & SURFACE WATER DRAINAGE LAYOUT

Client: Bellway
 Date of 1st Issue: 08.10.14
 AD Scale: 1:250
 Drawing Number: 31445/003

Drawn by: MM
 Checked by: LD
 Revision: C4

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 Tel: 0118 950 0761

Your Ref: 152725

Our Ref: 70006354

15 January 2016

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Dear Madam/Sir,

Subject: Application 152725 – Willow Tree Works, Swallowfield: Review of Flood Risk and Drainage Information

Please find below a summary of our findings and recommendations following a review of the drainage and flood risk information submitted in support of Application Number 152725.

The applicant has submitted the above application with a view to discharging Condition 25 of Planning Application F/2014/0940. Condition 25 states:

'None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority in consultation with the drainage authority.'

The following information has been consulted as part of this review:

- Decision Notice (Ref: F/2014/0940; Date: 02 April 2015);
- Flood Risk Assessment (Ref: 13-225-01; Date: September 2014);
- Foul and Surface Water Drainage Layout (Ref: 31445/003 T7; Date: 11 September 2015);
- Email correspondence with Thames Water (Ref: S104 Willow Tree Way Swallowfield IR1013047907; Date: 23 October 2015 09:41); and
- Section 104 Agreement Plan (Ref: 31445/016 T1; Date: 03 July 2015)

The email correspondence between Thames Water and the applicant (dated 23 October 2015) confirms that Thames Water's technical approval has been achieved for those elements of the development's drainage system that are to be adopted by Thames Water.

The email refers to Drawing 31445/016 T1 which has been reviewed by WSP | Parsons Brinckerhoff.

Consequently we can recommend that Condition 25 be discharged.

Yours sincerely,

Stephen Riley
Associate Director

+44 (0)1256 318588



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Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152659	25/08	Swallowfield	Swallowfield	Request of Committee

Applicant	Bellway Homes Ltd	Postcode	RG7 1QX
Location	Willow Tree Works, Swallowfield Street, Swallowfield		
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 22. Construction programme for any SUDS measures. 23. Details of the Drainage System. 24. Details of the implementation, maintenance and management of the sustainable drainage scheme. 26. Travel Plan.		
Type	Discharge of Condition		
PS Category	N/A		
Officer	Justin Turvey		

FOR CONSIDERATION BY Planning Committee on 2nd March 2016
REPORT PREPARED BY Head of Development Management & Regulatory Services

ADDENDUM REPORT

The application was deferred from Committee in February to allow for the submission of modelling information which demonstrates that the development would not exacerbate off-site flooding to support the previous submissions to approve Condition 23.

The applicant has submitted further modelling information which has been assessed by the Council's Drainage consultant, who advises that:

A revised model incorporating the recommended additions and amendments was submitted for review on 11/02/2016. All of the outstanding recommendations from our review letter dated 05/02/2016 have been addressed.

The accompanying flood depth comparison plan shown on drawing 31445/023-P3 demonstrates that the results are in accordance with the hydraulic analysis approved as part of planning application reference F/2014/0940 and that there would be no increase in flood risk in the vicinity of the site as a result of the proposed development.

WSP/Parsons Brinckerhoff recommend that Condition 23 is suitable for discharge.

As such, the additional information has demonstrated that the development would not result in increased flood risk off-site. The proposals therefore satisfy the requirements of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the requirements of the condition.

The Council's Drainage consultant has previously advised that conditions 22 and 24 can

be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the requirements of the conditions.

RECOMMENDATION

That Committee authorise the approval of planning conditions 22, 23 and 24 in accordance with the relevant submissions.

(For clarity, Condition 26, which was also submitted under reference 152659, relates to a Travel Plan rather than drainage matters, and is not for consideration by Committee)

Development Management Ref No	No weeks on day of committee	Parish	Ward	Listed by:
152659	21/08	Swallowfield	Swallowfield	Request of Committee

Applicant Location	Bellway Homes Ltd Willow Tree Works, Swallowfield Street, Swallowfield	Postcode RG7 1QX
Proposal	Application for submission of details to comply with the following conditions of planning consent F/2014/0940 (2/4/2015): 22. Construction programme for any SUDS measures. 23. Details of the Drainage System. 24. Details of the implementation, maintenance and management of the sustainable drainage scheme. 26. Travel Plan.	
Type	Discharge of Condition	
PS Category	N/A	
Officer	Justin Turvey	

SUMMARY

Planning permission was issued in April 2015 for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) on the Willow Tree Works site, Swallowfield. The permission included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.

An application to approve Conditions 22, 23 and 24 (and also 26 which is not being considered by Committee) have been submitted under application reference 152659. An application to approve Condition 25, under application reference 152725, is considered elsewhere on the agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees.

- Condition 22 (Construction Programme for any SUDS Measures) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.
- Condition 23 (Details of the Drainage System) - The Council's Drainage consultant advises that the submissions, supplemented by additional information, provide the required information relating to the drainage system and are sufficient to enable the condition to be approved, although updated modelling will be provided prior to committee in relation to the fourth bullet point of the condition. The applicant will need to comply with the submitted details under this condition.
- Condition 24 (Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.

The Council's Drainage consultant has confirmed that the submitted details, including a significant amount of additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Conditions 22, 23 and 24 are approved in accordance with the relevant submissions (subject to the receipt of updated modelling in relation to bullet point 4 of Condition 23).

Once approved, the applicant would be required to carry out the development in accordance with these approved details.

PLANNING STATUS

- Limited Development Location
- Great Crested Newt Consultation Zone
- SSSI 500m buffer
- Sand and Gravel
- Nuclear Consultation Zone

RECOMMENDATION

- **That, subject to the receipt of additional modelling information in respect of bullet point 4 of Condition 23, Committee authorise the approval of planning conditions 22, 23 and 24 in accordance with the relevant submissions.**

(For clarity, Condition 26, which was also submitted under reference 152659, relates to a Travel Plan rather than drainage matters, and is not for consideration by Committee)

PLANNING HISTORY

152725	Application for submission of details to comply with the following conditions of planning consent F/2014/0940: 25. Details of disposal of sewage. Considered elsewhere on this agenda.
152096	Application for a non-material amendment for application F/2014/0940 regarding the development of 38 dwellings (Amendment relates to proposed substation). Approved 17/11/2015.
150199	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 8 - Boundary Treatments. Pending.
150262	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 9 - Site Survey. Pending.
150258	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 4 - Scheme of Landscaping. Condition approved 17/12/2015.
152942	Application for submission of details to comply with following condition of planning consent F/2014/0940 (Dated 02/04/2015) 6 - Scheme which provides for the retention and protection of trees, shrubs and

	hedges. Condition approved 17/12/2015.
150207	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 21- Groundwater Monitoring. Condition approved 16/12/2015.
153141	Conditions application to discharge condition 27 - Project Community Liaison Group of permitted planning application F/2014/0940. Condition approved 16/12/2015.
150256	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 10 - Construction Method Statement. Condition approved 10/08/2015.
150219	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 12 - Secure and covered bicycle storage/parking facilities. Condition approved 10/08/2015.
150217	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 13 - Assessment of Harmful Materials. Condition approved 10/08/2015.
150213	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 16 - Programme of Archaeological Work. Condition approved 21/08/2015.
150210	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 17 - Employment Skills Plan. Condition approved 21/08/2015.
150261	Conditions application for submission of details to comply with the following condition of planning consent F/2014/0940: 20. Ecological Assessment. Condition approved 21/08/2015.
150133	Conditions application for submission of details to comply with the following conditions of planning consent F/2014/0940: 2 - Samples and details of materials. Condition approved 27/07/2015.
DEM/2015/1099	Application for demolition of all existing buildings on site (Prior Notification Application). Approved 22/05/2015
F/2014/0940	Proposed redevelopment of site to provide 38 dwellings including affordable housing. Hard and soft landscaping, open space, parking provision and associated infrastructure. Approved 02/04/2015.
F/2008/0308	Application for renewal of planning consent O/2003/0586 for a further 3 years for the extension to factory building residential development (14 dwellings) and ancillary development. Refused: 25/06/2008.
RM/2007/0882	Reserved Matters Application on Outline consent O/2003/0586 for the proposed erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
RM/2007/0881	Reserved Matters on Outline application O/2003/0586 for the erection of 14 x 2 bedroom dwellings with associated parking and access. Withdrawn 29/01/2009.
F/2006/9217	Proposed erection of 14 two bedroom dwellings with associated parking (Withdrawn 25/01/2007)
F/2005/3962	Proposed extension to factory buildings and ancillary works. Approved 29/04/2005.
O/2003/0586	Outline application for the extension to factory building residential development (14 dwellings) and ancillary development. Approved 13/04/2004.
O/2003/8931	Outline application for the proposed residential redevelopment (approximately 50 dwellings) of site with ancillary works and

replacement factory building. Refused 26/08/2003..

SUMMARY INFORMATION

Site Area	2.6ha (1.34ha within settlement boundary)
Existing residential units	0
Proposed units	38 (approved under F/2014/0940)
Existing use	Cleared site, formerly mixed B1/B2/B8
Existing parking spaces	N/A
Proposed parking spaces	113
Public open space	Circa 1ha

CONSULTATION RESPONSES

WBC Drainage	No objection.
Local Members	No comments received.
Swallowfield Parish Council	Agree with comments of Swallowfield Flood Resilience Group and wish to highlight flooding and groundwater problems around the site. Conditions require appropriate measures to mitigate flood risk during construction; it is essential that WBC ensure the conditions are met in full.

REPRESENTATIONS

Four letters of objection received relating to the original application submissions:

- Agree with comments of Swallowfield Flood Resilience Group.
- Development will exacerbate flood risk (Officer note: planning permission has been granted for the development and the consultation relates to conditions pursuant to that consent to ensure that flood risk is not exacerbated).
- Temporary drainage during construction has not yet been agreed (See paragraph 9).
- Reliance on existing drainage (See paragraphs 11 and 12)
- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed (See paragraph 9)
- Swale design under Condition 23 must be reviewed (See paragraph 13).

A reconsultation exercise was carried out following the receipt of additional information. One further objection was received on the basis that the proposed drainage does not take into account extreme events where pipes could surcharge (See paragraphs 11, 12 and 13).

Comments received from Swallowfield Flood Resilience Group (SFRG) relating to the original application submissions:

- Mitigation of flood risk during construction as required by Condition 23 has not been adequately addressed. Works undertaken on site have damaged existing site drainage (See paragraph 9).
- Provision of drainage design is partly dependent on boundary design under condition 8 and the details submitted under this condition are not acceptable (Officer note: details pursuant to Condition 8 are currently under consideration under application 150199 and are subject to revision following the amendments to this application).

- Groundwater conditions have not been adequately taken into account – the drains will be full at times of flood risk, impacting upon their ability to respond to peak rainfall (See paragraph 11).

APPLICANTS POINTS

- The submissions are sufficient to enable the planning conditions to be approved.
- Additional information has been submitted following requests from the Council's drainage consultant.

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP3	General Principles for Development
	CP9	Scale and Location of Development Proposals
	CP11	Development Outside Settlement Limits
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC09	Development and Flood Risk
	CC10	Sustainable Drainage
Other Documents	SPD	Swallowfield Village Design Statement

PLANNING ISSUES

Description of Development:

1. In April 2015, Committee resolved to grant planning permission for the demolition of existing buildings and erection of 38 dwellings, parking, landscaping, open space and infrastructure (F/2014/0940) at the Willow Tree Works site, Swallowfield. Planning permission was issued on 02/04/2015 and included a number of conditions, including pre-commencement conditions, which required the approval of further details. It was agreed that relevant submissions relating to the approval of flooding and drainage conditions (22, 23, 24 and 25) should be brought to Committee for determination.
2. Since permission was granted, the applicant has submitted details pursuant to a number of planning conditions. The following conditions have been approved in accordance with the approved submissions:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
2	Details of materials	27/07/2015
4	Details of landscaping	17/12/2015
6	Details of tree protection	17/12/2015

10	Construction Method Statement	10/08/2015
12	Details of cycle parking	10/08/2015
13	Assessment of contamination	10/08/2015
16	Programme of archaeological work	21/08/2015
17	Employment Skills Programme	10/08/2015
20	Ecological assessment	21/08/2015
21	Groundwater monitoring	16/12/2015
27	Community Liaison Group	16/12/2015

3. Further details have been submitted pursuant to the following planning conditions for approval, and are waiting for further information to be submitted for consideration:

CONDITION NO.	REQUIREMENT	APPROVAL DATE
8	Details of boundary treatments	Pending
9	Details of finished site and floor levels	Pending

4. The developer has also submitted applications for the approval of details relating to drainage and flood mitigation. Conditions 22, 23, 24 and 26 have been submitted under application reference 152659 (Condition 26 relates to a Travel Plan and is not for consideration by Committee). Condition 25 has been submitted under application reference 152725 and is considered elsewhere on this agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees. Consideration of the submissions relating to these conditions is provided below:

Condition 22 - Construction Programme for any SUDS Measures:

5. Condition 22 requires that:

The Local Authority shall be notified of the construction programme for any SUDS measures which are to be constructed within Private Gardens, prior to the associated residence being sold.

Reason: To allow the Local Authority to designate these as Flood Defence Structures under the Floods and Water Management Act, and ensure that the necessary registration of the Local Land charge at the time of designation is completed prior to the sale of the property.

6. SuDS features (filter drains with perforated pipes) are proposed in the gardens of plots 35 – 38. The applicant has proposed to notify the Council within 60 days of these plots being sold to satisfy this condition. However, housing plots are often sold well before occupation, and the Council can only designate the SuDS features as Flood Defence Structures once the features have been constructed. In order to make purchasers aware of the fact that there is drainage in their gardens that the Council intend to designate as Flood Defence Structures, the applicant has agreed to write a covenant into the deeds of these properties to ensure the SuDS features are retained, maintained and operated as intended. The wording of the deed has been submitted to the Council for approval. The applicant has confirmed that implementation of other SuDS features will

commence once the storage pond and swale has been completed, and that works to implement the drainage scheme began in October, with the filter drains completed by mid-February, and overall construction expected to take 14 months.

7. This details are considered to satisfy the aim of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the approved submissions.

Condition 23 - Details of the Drainage System:

8. Condition 23 requires that:

The development shall be delivered in accordance with the approved FRA and supplementary Flood Flow hydraulic analysis detailed/ documented in the Odyssey Markides Technical Note dated 6th February 2015.

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- Full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction.
- Demonstration of where and how surface water attenuation and infiltration shall be provided across the site and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development.
- Demonstration that the design of the drainage system accounts for the likely impacts of local groundwater levels (including seasonal variation), climate change and changes in impermeable area, over the design life of the development.
- Demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event.
- Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Full details of the maintenance and/or adoption proposals /agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.

Reason: To ensure that drainage measures are designed appropriately.

9. In relation to the first bullet point (details of phasing and measures to mitigate flood risk during construction) the applicant has confirmed that the works are to be carried out in one phase. A plan has been submitted to show the extent of measures to mitigate flood risk undertaken so far (a regraded ditch along the eastern boundary and drainage network downstream to maintain the connection

and flows from off-site) and those to be undertaken by the end of January, which involves a drainage ditch adjacent to the garden of plot 35, and 450mm diameter pipe across the site to connect into the swale. This will accept flows from off site and the applicant points out that it would reduce flood risk to adjoining properties. The applicant has also been in regular discussions with surrounding neighbours whilst these works are carried out, and agreed measures such as a pump for use if required and a temporary drainage ditch. The applicant also points out that the filter drains in the gardens of plots 35-38 will also mitigate against flooding by intercepting overflows from adjoining land on the southern boundary. It is considered that the information submitted satisfies the requirements of the first bullet point.

10. The second bullet point requires the developer to demonstrate where and how surface water attenuation and infiltration will be provided across the site and that the attenuation features are adequately sized to serve the development. The submissions confirm that permeable paving, a pond, swale and drainage ditches are proposed. Detailed calculations submitted with the application confirm that the attenuation features are all designed to provide attenuation up to and including the 1 in 100 year storm + 30% allowance for climate change. Further details were requested by the Council's drainage consultant and the applicant submitted additional information to demonstrate that the development would not increase flood risk to surrounding properties or other properties downstream of the site. The Council's drainage consultant confirms that 'the revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23(b)' and therefore that the submissions satisfy the requirements of the second bullet point.
11. The third bullet point requires the developer to demonstrate that the drainage system accounts for the likely impacts of local groundwater levels, climate change and changes in impermeable area. The applicant has confirmed that the permeable paving and storage pond are lined and has provided analysis to demonstrate that the lining would not be adversely affected by groundwater levels (the swale would remain unlined and thereby allow ingress of groundwater into the underlying filter drain, which is considered to be preferable to lining the swale as it enables high groundwater levels to be drained via the proposed drainage system), and also points out that the total impermeable area of the site would reduce from 1.29ha to 0.86ha as a result of the development. The Council's drainage consultant confirms that 'the applicant has provided sufficient information to demonstrate that the performance of the proposed drainage system will not be compromised by the anticipated high groundwater levels' and therefore that the submissions are acceptable and satisfy the requirements of the third bullet point.
12. The fourth bullet point requires the developer to demonstrate that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flooding including a 1 in 100 year event. Detailed calculations submitted with the application confirm that the attenuation features are all designed to provide attenuation up to and including the 1 in 100 year storm + 30% allowance for climate change and conclude that the development would not exacerbate the risk of surface water flooding off-site. Further to a request from the Council's drainage consultant, additional information has been submitted to support the selection of the off-site catchments used in the drainage calculations

and the Council's consultant advises that 'a comparison of the peak flow rates presented to the proposed development from off-site and the capacities of the proposed drainage networks to those presented in the approved hydraulic model indicate that the proposals are being delivered in accordance with Condition 23 (d).' The Council's drainage consultant has confirmed that the submissions show that the development would not exacerbate off-site flooding. Although conforming that they do not anticipate it will impact the proposal, the consultant does suggest that the hydraulic modelling is updated to be consistent with the additional information provided – the applicant has undertaken to update the modelling w/c 25th January and an update will be provided in the update sheet for Planning Committee.

13. The fifth bullet point requires full details of all components of the proposed drainage system. The submissions and additional supporting information confirm that surface water will be collected through permeable paving and pass through to the swale and drainage ditch. Surface water from roofs will be delivered to filter chambers then flow through the permeable paving sub base and on to the swale and drainage ditch. The Council's drainage consultant confirms that 'the revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23(e)' and therefore that the submissions satisfy the requirements of the fifth bullet point.
14. The sixth bullet point requires full details of water quality treatment components of the proposed drainage strategy. The submissions show that surface water is treated in filter drains, permeable paving and the swale. Contaminants are removed through filtration and in the storage pond by sedimentation. The Council's drainage consultant confirms that the submissions are acceptable and satisfies the requirements of the sixth bullet point.
15. The seventh bullet point requires full details of the maintenance and/or adoption proposals/agreements for the proposed drainage system. The applicant has confirmed that operation and maintenance of all SuDS and the drainage system will be undertaken in accordance with the submitted 'Willow Tree Way SuDS Management Plan R001 Rev 03'. Likewise the filter drains within the rear gardens of plots 35 – 38 and the piped surface water network within private land will be operated and maintained in accordance with the Plan. The applicant also confirms that Thames Water has agreed adoption of the foul water drainage network. In addition, the management company will be required to produce an annual inspection report of all aspects of SuDS which includes details of maintenance works carried out or required. It is considered that the information submitted satisfies the requirements of the seventh bullet point.
16. The proposals are considered to satisfy the requirements of the condition, and the condition is recommended to be approved in accordance with the applicant's submissions. If approved, the applicant will need to comply with the approved submissions.

Condition 24 - Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme:

17. Condition 24 requires that:

No development shall take place until details of the implementation; maintenance and management of the sustainable drainage scheme have been submitted to and approved by the local planning authority. This shall include details of how prospective owners will be informed of the presence of SUDS structures in their Deed of Sales and what measures will be incorporated to ensure that they are not modified in any way and are maintained in perpetuity. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

- i. a timetable for its implementation, and
- ii. a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that drainage measures are managed and maintained appropriately.

18. As described above, SuDS features are proposed in the gardens of plots 35 – 38. The Council can only designate the SuDS features as Flood Defence Structures once the features have been constructed and so to make purchasers aware of the fact that there is drainage in their gardens that the Council intend to designate as Flood Defence Structures, the applicant has agreed to write a covenant into the deeds of these properties to ensure the SuDS features are retained, maintained and operated as intended. The wording of the deed has been submitted to the Council for approval. The deed will include applicable operation and maintenance information as outlined in the submitted PBA document ‘Willow Tree Way SuDS Management Plan R001 Rev 03’.

19. In relation to point i of the condition, the applicant has confirmed that implementation of SuDS will commence once the storage pond and swale has been completed, and that works to implement the drainage scheme began in October, with an estimated duration of 14 months. In relation to point ii, the applicant confirms that the scheme will be managed and maintained by a management company in accordance with the submitted PBA document ‘Willow Tree Way SuDS Management Plan R001 Rev 03’.

20. This proposal is considered to satisfy the requirements of the condition, and the condition is recommended to be approved in accordance with the applicant’s submissions. If approved, the applicant will need to comply with the approved submissions.

CONCLUSION

Applications to approve Conditions 22, 23 and 24 (and also 26 which is not being considered by Committee) have been submitted under application reference 152659. An application to approve Condition 25 under application reference 152725 is considered elsewhere on the agenda. The original submissions have been supplemented by the submission of a significant amount of additional information, which has been the subject of additional consultation with neighbours and consultees.

- Condition 22 (Construction Programme for any SUDS Measures) - The Council’s Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the

requirements of the condition.

- Condition 23 (Details of the Drainage System) - The Council's Drainage consultant advises that the submissions, supplemented by additional information, provide the required information relating to the drainage system and are sufficient to enable the condition to be approved, although updated modelling will be provided prior to committee in relation to the fourth bullet point of the condition. The applicant will need to comply with the submitted details under this condition.
- Condition 24 (Details of the Implementation, Maintenance and Management of the Sustainable Drainage Scheme) - The Council's Drainage consultant advises that the condition can be approved in accordance with the approved submissions. The applicant will need to comply with the requirements of the condition.

The Council's Drainage consultant has confirmed that the submitted details, including a significant amount of additional information, provided by the applicant is sufficient to enable the conditions relating to drainage to be approved. It is therefore recommended that Conditions 22, 23 and 24 are approved in accordance with the relevant submissions (subject to the receipt of updated modelling in relation to bullet point 4 of Condition 23).

Once approved, the applicant would be required to carry out the development in accordance with these approved details.

CONTACT DETAILS		
Service	Telephone	Email
Development Management and Regulatory Services	0118 974 6428 / 6429	development.control@wokingham.gov.uk

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Your Ref: 152659

Our Ref: SR/SK/70006354

Date: 12 February 2016

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Dear Justin,

Subject: Application 152659 – Willow Tree Works, Swallowfield: Review of Flood Risk and Drainage Information

Following our reviews of the supporting documentation submitted with the above application dated 02 December 2015, 18 December 2015, 19 January 2016 and 05 February the applicant has submitted additional information for consideration.

The following additional and updated information has been submitted with a view to discharging Conditions 22, 23 and 24 of Planning Application F/2014/0940:

- Proposed Foul and Surface Water Drainage Layout (Ref: 31445/003-C6; Date: 05/02/2016) Peter Brett Associates;
- Proposed Levels drawing (Ref: 31445/002 C6; Date: 08/02/2016) Peter Brett Associates;
- Existing and Proposed Drainage Systems, A comparison using Micro Drainage Flood Flow (Ref: TN01; Date: 29/01/2016) Peter Brett Associates;
- MicroDrainage Files (Ref: 10 feb 2016 existing.mdx & 10 feb 2016 proposed.mdx; Date 11/02/2016) Peter Brett Associates; and,
- Existing and Proposed Flood Flow Comparison drawing (Ref: 31445/023 P3; Date: 11/02/2016) Peter Brett Associates.

In our review letters dated 18 December 2015 and 05 February 2016 Condition 24 and Condition 22 respectively were recommended for discharge.

Condition 23 is given below in full along with our outstanding recommendations and a review of the additional information submitted.

Condition 23

'The development shall be delivered in accordance with the approved FRA and supplementary Flood Flow hydraulic analysis detailed/ documented in the Odyssey Markides Technical Note dated 6th February 2015.

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) *Full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction.*

- b) *Demonstration of where and how surface water attenuation and infiltration shall be provided across the site and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development.*
- c) *Demonstration that the design of the drainage system accounts for the likely impacts of local groundwater levels (including seasonal variation), climate change and changes in impermeable area, over the design life of the development.*
- d) *Demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event.*
- e) *Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- f) *Full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- g) *Full details of the maintenance and/or adoption proposals/agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.'*

Outstanding Recommendations (WSP | Parsons Brinckerhoff letter dated 05/02/2016)

- *'The catchment extents should be revised to replicate those used in the approved model developed by Odyssey Markides.'*
- *'The model should be revised to include the best available data, in this instance site specific topographic data as per the approved model.'*
- *'We advise that all simulations should be run using the 'Apply Rainfall' analysis type as this is the most suitable method to represent the behaviours of the catchment upstream of the site and the site drainage system.'*
- *'A model run simulating consecutive storm events should be provided so that we can interrogate what the water level in the swale is at the point of discharge before the second, critical, storm event is applied. Alternatively we will accept a model simulation that effectively simulates a resting groundwater level in the swale, this could be represented as a partial blockage of the outfall(s) to the swale or simulation using a hot-start level.'*
- *'The model should be revised to include a representation of the existing and proposed buildings to ensure that the flow paths through the site are accurately represented.'*
- *'The model should be revised to incorporate the latest changes to ensure that the final design proposals are assessed.'*
- *'The geometry of pipe numbers 26.000 and 26.001 should be confirmed and the hydraulic model or the accompanying drawings revised accordingly.'*

Additional Model Review

A revised model incorporating the recommended additions and amendments was submitted for review on 11/02/2016. All of the outstanding recommendations from our review letter dated 05/02/2016 have been addressed.

The accompanying flood depth comparison plan shown on drawing 31445/023-P3 demonstrates that the results are in accordance with the hydraulic analysis approved as part of planning application reference F/2014/0940 and that there would be no increase in flood risk in the vicinity of the site as a result of the proposed development.

WSP | Parsons Brinckerhoff recommend that Condition 23 is suitable for discharge.

I trust the above information is clear. Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Stephen Riley
Associate Director
+44 (0)1256 318588

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PHASE 2 DRAINAGE TO BE EXCAVATED INITIALLY TO PROVIDE STORAGE FROM OVER FLOWS FROM ADJACENT LAND. IN THE EVENT OF HEAVY RAINFALL DITCH CAN BE PUMPED INTO DRAINAGE DITCH ON FURTHER NORTH ON EASTERN BOUNDARY AT HEADWALL S15

CONSTRUCTION PHASES 1 & 2 FORM ALL ELEMENTS OF SURFACE WATER DRAINAGE WHICH INCORPORATE MEASURES TO MITIGATE AGAINST FLOOD RISK DURING CONSTRUCTION TO ADJOINING LAND. THIS INCLUDES FLOOD MITIGATION BY STORAGE OF SURFACE WATER IN DRAINAGE DITCHES ON EASTERN BOUNDARY, SWALE & 3000 PIPE. 4500 PIPE FROM HEADWALL S16 TO S22 AND STORAGE POND. PHASE 2 WORKS ARE PROGRAMMED TO BE COMPLETE 29/01/16.

EXISTING DRAINAGE DITCH HAS BEEN RETAINED AND REGRADED TO OUTFALL HEADWALL S16

DRAINAGE KEY	
	PHASE 1 AS BUILT SEWER AND MANHOLE
	PHASE 1 AS BUILT HEADWALL
	PHASE 1 AS BUILT DRAINAGE DITCH
	PHASE 2 SEWER AND MANHOLE
	PHASE 2 HEADWALL
	PHASE 2 3000 SWALE PIPE
	PHASE 2 FLOW CONTROL CHAMBER DEVICE
	PHASE 2 DRAINAGE DITCH

Mark	Revision	Date	Drawn	Chkd	Appd
C1	ISSUED FOR INFORMATION.	14.01.16	LAD	SJD	*

UTILITIES NOTE: Do not scale from this drawing. If in doubt, ask.
 UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake his own investigation where the presence of any existing sewers, services, plant or apparatus may affect his operations.

INFORMATION

WILLOW TREE WAY, SWALLOWFIELD
 SURFACE WATER DRAINAGE
 DRAINAGE CONSTRUCTION PHASING
 PLAN

Client

 Date of 1st Issue 14.01.16
 Designed LAD
 Drawn LAD
 No Scale
 Checked SJD
 Approved SJD
 Drawing Number 31445/SK009
 Revision C1

Offices throughout the UK and Europe
 www.peterbrett.com
 Peter Brett Associates LLP
 REGADING
 Tel: 0118 950 0761

Your Ref: 152659

Our Ref: SR/SK/70006354

Date: 19 January 2016

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Dear Madam/Sir,

Subject: Application 152659 – Willow Tree Works, Swallowfield: Review of Flood Risk and Drainage Information

Following our reviews of the supporting documentation submitted with the above application dated 02 December 2015 and 18 December 2015 the applicant has submitted additional information for consideration.

The following additional and updated information has been reviewed with a view to discharging Conditions 22, 23 and 24 of Planning Application F/2014/0940:

- Decision Notice (Ref: F/2014/0940; Date: 02/04/2015);
- Planning Conditions Response (Ref: 31445/TN001 C; Date: 12/01/2016);
- SuDS Management Plan (Ref: 31445/R001/Rev 03; Date: 12/01/2016);
- Foul and Surface Water Drainage Plan (Ref: 31445/003 C4; Date: 12/01/2016);
- Drainage Construction Phasing Plan (Ref: 31445/SK009 C1; Date: 14/01/2016);
- MicroDrainage Calculations (Ref: SW Drainage; Date: 26/06/2015);
- Swale Cross Section (Ref: SK001, Date: n/a); and
- Contributing Areas (Ref: SK002, Date: n/a);
- Technical Note (Ref: Condition 23, Date: 15/01/2016)

In our review dated 18 December 2015 Condition 24 was recommended for discharge.

Conditions 22 and 23 are given below in full along with our outstanding recommendations and a review of the additional information submitted.

Condition 22

'The Local Authority shall be notified of the construction programme for any SUDS measures which are to be constructed within Private Gardens, prior to the associated residence being sold.'

→ Outstanding Recommendation

'This condition will be suitable for discharge once WBC have received appropriate notification which must take place prior to the associated properties being sold.'

→ Additional Review

The applicant has committed to including a suitable covenant within the deeds of Plots 35-38 which will outline the prospective owner's responsibilities for protecting and maintaining the drainage assets within the curtilage of their properties. The wording of the proposed covenants has not been provided for review.

Provided that the applicant submits a draft version of the proposed covenants to be included in the deeds for Plots 35-38 to Wokingham Borough Council for review 4 weeks prior to the deeds being finalised and provide WBC with 60 days' notice of the completion of these plots then Condition 22 will be able to be discharged.

Condition 23

'The development shall be delivered in accordance with the approved FRA and supplementary Flood Flow hydraulic analysis detailed/ documented in the Odyssey Markides Technical Note dated 6th February 2015.

No development shall take place until full details of the Drainage System(s) have been submitted to and approved in writing by the Local Planning Authority. These shall include:

- a) *Full details of all phasing and/or measures proposed to mitigate risks of flooding and/or pollution incidents arising to receiving watercourses/bodies or neighbouring development throughout construction.*
- b) *Demonstration of where and how surface water attenuation and infiltration shall be provided across the site and that the attenuation features are adequately sized to serve the development (i.e. will not flood any of the proposed dwellings or neighbouring development) for all events up to the 1 in 100 year storm plus allowances for the effects of climate change, taking account of achievable discharge rates over the lifetime of the development.*
- c) *Demonstration that the design of the drainage system accounts for the likely impacts of local groundwater levels (including seasonal variation), climate change and changes in impermeable area, over the design life of the development.*
- d) *Demonstration that the proposed development will not exacerbate the risk of surface water flooding off-site for all surface water flood events up to and including the 1 in 100 year event.*
- e) *Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- f) *Full details of water quality treatment components of the proposed drainage strategy. Details of component(s) including type, dimension, locations, capacity, maintenance requirements and frequency, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.*
- g) *Full details of the maintenance and/or adoption proposals/agreements for the development covering every aspect of the proposed drainage system including a schedule of inspections and issue of an annual inspection report.'*

→ Outstanding Recommendation 1

'The applicant should provide additional information outlining how the outstanding risks [...] are to be managed during construction.'

Additional Review

The Drainage Construction Phasing Plan (31445/SK009) outlining the proposed sequencing of the primary surface water drainage infrastructure demonstrates that flood risk can be managed throughout the construction phase of the proposed development in accordance with Condition 23 (a).

→ Outstanding Recommendation 2

The applicant should revise the off-site surface water contributions to reflect those represented in the approved hydraulic modelling undertaken in support of the original planning application (refer to Odyssey Markides Technical Note dated 6th February 2015).

Additional Review

The applicant has submitted additional information in support of the selection of the off-site catchments used in the accompanying drainage calculations. A comparison of the peak flow rates presented to the proposed development from off-site and the capacities of the proposed drainage networks to those presented in the approved hydraulic model indicate that the proposals are being delivered in accordance with Condition 23 (d).

We anticipate that the proposals presented will not prohibit the applicant from delivering the development in accordance with Condition 23 but recommend that the hydraulic model be updated prior to the February 2016 committee meeting to confirm the findings of this review.

→ Outstanding Recommendation 3

'The applicant should provide pipe references in Table 1 to enable the proposed discharge rates to be related to the MicroDrainage calculations.'

Additional Review

The applicant has included pipe reference numbers within the latest revision of the Planning Conditions Response technical note (TN001 C) to enable cross-checking against the accompanying MicroDrainage Calculations.

This table has subsequently been supplemented with information provided in an email from the applicant to WSP|PB dated 19 January 2016 which separates out the surface water runoff generated from off-site from that generated by the development itself.

The revised information demonstrates that the proposed discharge rates from the site are in accordance with the approved Flood Risk Assessment as stipulated by Condition 23 (b) & (e).

→ Outstanding Recommendation 4

'The diameter of pipe reference S10.004 should be amended on drawing 31445/003-C2 to reflect the information presented in the supporting MicroDrainage calculations.'

Additional Review

The diameter of pipe reference S10.004 has been amended on the Proposed Foul and Surface Water Drainage Layout (Drawing 31445/003 C4) to match that given in the accompanying MicroDrainage calculations.

→ Outstanding Recommendation 5

'The applicant should provide additional details to demonstrate that the performance of the proposed surface water drainage system is not compromised by the anticipated high groundwater levels.'

Additional Review

The applicant has provided additional analysis which adequately demonstrates that the lining of the proposed permeable paving and pond would not be adversely impacted by high groundwater levels.

The swale is proposed to remain unlined and consequently allow the ingress of groundwater into the underlying filter drain. This is considered to be preferable to lining the swale as it will enable high groundwater levels to be drained via the proposed drainage system. In order to mitigate against the potential risk of high groundwater levels backing up through the drainage system into the ditch in the south-east of the site a non-return valve has been added to Manhole S1.

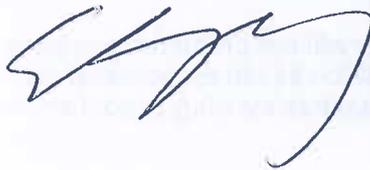
The applicant has provided sufficient information to demonstrate that the performance of the proposed drainage system will not be compromised by the anticipated high groundwater levels in accordance with Condition 23 (c).

In conclusion we recommend that Condition 22 will be suitable for discharge once the required 60 days' notice of the completion of Plots 35-38 has been given by the applicant.

Condition 23 will be suitable for discharge once the results of the updated hydraulic model have been submitted for review. Based on the information reviewed above we do not anticipate that these results will impact the current proposals.

I trust the above information is clear. Should you have any queries please do not hesitate to contact me.

Yours sincerely,



Stephen Riley
Associate Director
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SWALLOWFIELD PARISH COUNCIL
PARISH OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 email: clerk@swallowfieldpc.gov.uk

2nd November 2015

Attn: Justin Turvey
Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berks RG40 1WR

Dear Mr Turvey

Application No: 152659 and others, Willow Tree Works, Swallowfield Street

Swallowfield Parish Council agrees with the comments submitted by the Swallowfield Flood Resilience Group (SFRG), copy attached. The Council wishes to highlight the sensitivity of the site to flooding and the ground water problems that affect the area around Hornbeams. Strict conditions were applied to the planning permission to allow for further technical studies and design work to take place since the work of the SFRG had highlighted serious deficiencies in the application detail. Conditions were also imposed to ensure that appropriate measures were taken to mitigate flood risk during the demolition and construction works.

Such was the seriousness of these concerns that it was agreed that the discharge of these conditions would be brought back to the WBC Planning Committee for consideration. Accordingly, it is essential that WBC performs thorough and independent due diligence to ensure that the conditions have been met in full.

The Parish Council is most concerned that the developer appears to be taking a cavalier approach by proceeding with the development before the requisite enabling conditions have been discharged. In the circumstances it seems surprising that a Stop Notice has not been served.

The Parish Council would also like to highlight that, although a number of members of the local community have stepped forward to become members of the Project Community Liaison Group that was to be established to ensure that residents were kept informed, the developer has so far failed to follow this up. Thus far there has been no dialogue with or meeting of the group as required under Condition 27.

The Parish Council is also disappointed that WBC has not notified it of the many applications that have been made in respect of discharge of conditions. This is unacceptable given the contentious nature of the scheme. Either the process has failed or it needs review.

Yours sincerely,

Mrs. E. Halson
Parish Clerk

Attachment:
Swallowfield Flood Resilience Group response

Copies to:
Cllr Stuart Munro
Members of the Planning Committee

22 October 2015

To Justin Turvey, WBC

Dear Mr Turvey,

PLANNING APPLICATION 152659 WILLOW TREE WORKS

I am writing on behalf of Swallowfield Flood Resilience Group. We have many concerns about the drainage scheme provided. There are several very clear reasons why Condition 23 must not be discharged by this application:

1. Condition 23 states: “No development shall take place until full details have been submitted to and approved by the Local Planning Authority. These shall include: Full details of all phasing and/or measures to mitigate risks of flooding and /or pollution incidents arising to receiving watercourses/ bodies or neighbouring development throughout construction”

The mitigation of flood risk through construction has not been addressed. No risk assessment has been provided.

As evidence of this, the existing critical site drainage has been destroyed by preliminary work on site. The local ditch system is flooded and the pond drain is at a very high level, with the drain headwall completely submerged.

2. Provision of a drainage scheme is highly dependent on the boundary design at Hornbeams, which has shown to be a critical flood risk area, as evidenced by the flood event of 2007. The details of this boundary have not been provided (this is in breach of Condition 8).

We have particular concern that the Developer is planning a retaining wall, similar to a sea wall. This will not comply with Odyssey Markides Technical Note (hydraulic modelling) which assumed a graded earth bank, and which has been taken as the development guideline in this Condition.

3. Groundwater conditions have not been taken into account as specified. Many of the drain invert levels shown are below groundwater level. The drains are also laid at or very near the minimum permitted fall (CIRI C697 standards). Therefore:

- The drains will be full or part full at all times of flood risk. Therefore there will be a heavy mass of standing water in the drains. This will deaden the response to peak rainfall and increase the risk of flood.

- The close tolerances required to install the drains will be difficult to achieve and maintain on a site with very significant re-graded earthwork.

4. Condition 8 has not been discharged, in respect of the perimeter boundary design.
This is a pre-requirement to drainage design as noted in item 2 above.

We note that construction has commenced ahead of the conditions being discharged.
I work in Wokingham and I would like to meet you to discuss these points.
Yours sincerely,

Andy Keith
Joint Chairman
Swallowfield Flood Resilience Group
mobile: 07714 222312

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Feb 2016

RFS CASES 1 Oct – 31 Dec 2015

Number on hand 1 Oct	230
Number received	139
Number closed	163
% closed in 8 weeks	40%
Number on hand on 31 Dec	202

Reasons for closure	Number	%
Other	22	13%
No breach of planning control	78	48%
Not expedient to pursue	1	0.6%
Voluntary compliance	31	19%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	20	12.4%
Notices served*	11	7%

*In order to monitor the % of cases which result in a notice we have now introduced a new practice whereby a case is closed when the notice is served and a new case opened. This will also enable us to monitor the length of time it takes to investigate a case and serve a notice.

SUMMARY OF NOTICES/PROSECUTION for period 1 Oct – 31 Dec 2015

Notice Type	Number Served
Enforcement Notices	10
Stop Notices	0
Temporary Stop Notices	0
Breach of Condition Notices	0
Section 215 Notices	0
Prosecutions (see below)	0
Direct Action	0
Injunctions (see below)	0

APPEALS AGAINST ENFORCEMENT NOTICES 1 Oct – 31 Dec 2015

Number of enforcement appeals lodged: (5) Walled Garden, 76 and 80A Reading Road, New Acres, Pineridge

Number of enforcement notice appeals determined: 4

Number of enforcement appeals withdrawn: 0

Enforcement appeals public inquiries pending: Upper Culham Farm (Jan 2016), Pineridge and New Acres (date tbc); Barkham Manor Farm (date tbc)

Reference: RFS/2013/00347

Address: Little Covert Dunt Lane

Breach of planning control: Unauthorised erection of building and hardstanding in woodland

Appeal outcome: Dismissed

Inspector's findings: The Inspector considered that the unauthorised building is harmful to the character of the countryside and that there is inadequate agricultural justification for it.

Reference: RFS/2013/00395

Address: 445 Reading Road

Breach of planning control: Unauthorised material change of use to vehicle repairs

Appeal outcome: Dismissed

Inspector's findings: That the use has an unacceptable impact on the character and appearance of the area and that the use is detrimental to neighbours amenities.

Reference: RFS/2014/00416

Address: Misbourne, Maidenhead Road

Breach of planning control: Unauthorised erection of a dwelling in the Green Belt

Appeal outcome: Allowed

Inspector's findings: The Inspector considered that the outbuilding is used as an annexe to the main dwelling and not as a separate unit of accommodation.

Reference: RFS/2014/00253

Address: 24 Huntingdon Close Lower Early

Breach of planning control: Unauthorised change of use of land from amenity land to residential garden

Appeal outcome: Dismissed

Inspector's findings: That no planning permission existed and that a breach of planning control had occurred.

Report Author: Marcia Head