



# WOKINGHAM BOROUGH COUNCIL

A Meeting of the **PLANNING COMMITTEE** will be held in David Hicks 1 - Civic Offices, Shute End, Wokingham RG40 1BN on **WEDNESDAY 12 OCTOBER 2022 AT 7.00 PM**

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

Susan Parsonage  
Chief Executive  
Published on 4 October 2022

Note: Non-Committee Members and members of the public are welcome to attend the meeting or participate in the meeting virtually, in line with the Council's Constitution. If you wish to participate, either in person or virtually via Microsoft Teams, please contact Democratic Services. The meeting can also be watched live using the following link:  
<https://youtu.be/NbMeApxgjws>

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.

<b>Our Vision</b>
<b><i>A great place to live, learn, work and grow and a great place to do business</i></b>
<b>Enriching Lives</b>
<ul style="list-style-type: none"> <li>• Champion excellent education and enable our children and young people to achieve their full potential, regardless of their background.</li> <li>• Support our residents to lead happy, healthy lives and provide access to good leisure facilities to enable healthy choices for everyone.</li> <li>• Engage and empower our communities through arts and culture and create a sense of identity for the Borough which people feel part of.</li> <li>• Support growth in our local economy and help to build business.</li> </ul>
<b>Providing Safe and Strong Communities</b>
<ul style="list-style-type: none"> <li>• Protect and safeguard our children, young and vulnerable people.</li> <li>• Offer quality care and support, at the right time, to reduce the need for long term care.</li> <li>• Nurture our communities: enabling them to thrive and families to flourish.</li> <li>• Ensure our Borough and communities remain safe for all.</li> </ul>
<b>Enjoying a Clean and Green Borough</b>
<ul style="list-style-type: none"> <li>• Play as full a role as possible to achieve a carbon neutral Borough, sustainable for the future.</li> <li>• Protect our Borough, keep it clean and enhance our green areas for people to enjoy.</li> <li>• Reduce our waste, promote re-use, increase recycling and improve biodiversity.</li> <li>• Connect our parks and open spaces with green cycleways.</li> </ul>
<b>Delivering the Right Homes in the Right Places</b>
<ul style="list-style-type: none"> <li>• Offer quality, affordable, sustainable homes fit for the future.</li> <li>• Ensure the right infrastructure is in place, early, to support and enable our Borough to grow.</li> <li>• Protect our unique places and preserve our natural environment.</li> <li>• Help with your housing needs and support people, where it is needed most, to live independently in their own homes.</li> </ul>
<b>Keeping the Borough Moving</b>
<ul style="list-style-type: none"> <li>• Maintain and improve our roads, footpaths and cycleways.</li> <li>• Tackle traffic congestion and minimise delays and disruptions.</li> <li>• Enable safe and sustainable travel around the Borough with good transport infrastructure.</li> <li>• Promote healthy alternative travel options and support our partners in offering affordable, accessible public transport with good transport links.</li> </ul>
<b>Changing the Way We Work for You</b>
<ul style="list-style-type: none"> <li>• Be relentlessly customer focussed.</li> <li>• Work with our partners to provide efficient, effective, joined up services which are focussed around our customers.</li> <li>• Communicate better with customers, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.</li> <li>• Drive innovative, digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.</li> </ul>
<b>Be the Best We Can Be</b>
<ul style="list-style-type: none"> <li>• Be an organisation that values and invests in all our colleagues and is seen as an employer of choice.</li> <li>• Embed a culture that supports ambition, promotes empowerment and develops new ways of working.</li> <li>• Use our governance and scrutiny structures to support a learning and continuous improvement approach to the way we do business.</li> <li>• Be a commercial council that is innovative, whilst being inclusive, in its approach with a clear focus on being financially resilient.</li> <li>• Maximise opportunities to secure funding and investment for the Borough.</li> <li>• Establish a renewed vision for the Borough with clear aspirations.</li> </ul>



## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Rachelle Shepherd-DuBey (Chairman)	Andrew Mickleburgh (Vice- Chairman)	Chris Bowring
Stephen Conway	David Cornish	John Kaiser
Rebecca Margetts	Wayne Smith	Alistair Neal

ITEM NO.	WARD	SUBJECT	PAGE NO.
37.		<b>APOLOGIES</b> To receive any apologies for absence.	
38.		<b>MINUTES OF PREVIOUS MEETINGS</b> To confirm the Minutes of the Extraordinary Meeting held on 2 August 2022 and the Minutes of the Meeting held on 10 August 2022.	5 - 14
39.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest.	
40.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
41.	Evendons	<b>APPLICATION NO.221409 - NIGRA HOUSE, MULBERRY BUSINESS PARK, FISHPONDS ROAD, RG41 2GY</b> <b>Recommendation:</b> Conditional approval subject to legal agreement.	15 - 48
42.	Arborfield	<b>APPLICATION NO.221788 - SWALLOWBROOK, JULKES LANE</b> <b>Recommendation:</b> Conditional approval.	49 - 72
43.	Coronation	<b>APPLICATION NO.222321 - 52 MANNOCK WAY, WOODLEY, RG5 4XW</b> <b>Recommendation:</b> Refusal.	73 - 88
44.	Shinfield South	<b>APPLICATION NO.222304 - LAND ADJACENT TO LANE END HOUSE, SHINFIELD ROAD, SHINFIELD</b> <b>Recommendation:</b> Conditional approval subject to legal agreement.	89 - 120

45. Finchampstead **APPLICATION NO.222001 - LAND EAST OF GORSE** 121 - 158  
South **RIDE SOUTH, SOUTH OF WHITTLE CLOSE AND  
TO THE NORTH AND SOUTH OF BILLING AVENUE,  
FINCHAMPSTEAD, RG40 9JF**  
**Recommendation:** Conditional approval.

**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.

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

**CONTACT OFFICER**

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**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 2 AUGUST 2022 FROM 7.00 PM TO 8.52 PM**

**Committee Members Present**

Councillors: Rachelle Shepherd-DuBey (Chairman), Andrew Mickleburgh (Vice-Chairman), Chris Bowring, Stephen Conway, John Kaiser, Rebecca Margetts, Wayne Smith and Alistair Neal

**Councillors Present and Speaking**

Councillors: Peter Dennis

**Officers Present**

Callum Wernham, Democratic & Electoral Services Specialist  
Ian Bellinger, Service Manager for Growth and Delivery  
Connor Corrigan, Service Manager - Planning and Delivery  
Lyndsay Jennings, Senior Solicitor  
Mary Severin, Borough Solicitor

**Case Officers Present**

Joanna Carter

**26. APOLOGIES**

An apology for absence was submitted from Councillor David Cornish.

**27. DECLARATION OF INTEREST**

John Kaiser stated his surprise and disappointment that a decision taken at a previous meeting of the Planning Committee had been taken back to the Planning Committee. John added that whilst he accepted the dilemma faced by officers to try and avoid costs at appeal, he felt that the decision should not be taken back to Committee as they had already made their decision. John Kaiser added that he would declare a personal interest on item number 29, and would abstain on the vote.

**28. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications were recommended for deferral, or withdrawn.

**29. APPLICATION NO.203544 - LAND TO THE WEST OF ST ANNES DRIVE, AND SOUTH OF LONDON ROAD, WOKINGHAM, RG40 1PB**

**Proposal:** Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space.

**Applicant:** Beaulieu Homes

The Committee considered a report, set out in agenda pages 5 to 96, which set out the background to this application, including the previous decision by the Committee to refuse Planning permission, and the subsequent appeal that had been lodged by the applicant. A Part 2 report was also included within the members' packs.

Mary Severin, Borough Solicitor, stated that since the time that this application was refused on 13 January 2022 confidential legal advice had been received from the barrister instructed to represent Wokingham Borough Council (WBC) in the course of the upcoming appeal. The barrister had provided WBC with new information which was not available at

the time of the January meeting. Whilst all Council meetings and information provided as part of those meetings must be held in public unless an exemption applied, in this case paragraph 5 of Part 1 of Schedule 12A of the Local Government Act 1975 applied as it dealt with legal professional privilege. Mary stated that in order for officers to provide members with the information that had come to light and the legal information that came with it, the Chair would invite the Committee to exclude members of the public prior to debating the contents of the Part 2 report.

John Kaiser stated that to his knowledge this had never happened before, and he could not understand why the Committee were being asked to reassess a decision made by a previous Committee. Mary Severin stated that the decision to grant planning permission was now with the Planning Inspector, and the Committee were being asked as to whether they wished to proceed with the reasons for refusal given originally, given the new information.

Stephen Conway confirmed that he had given his apologies for the meeting where this application was considered, and added that he came into the meeting with an open mind. Stephen added that he could recall other times where the Committee had been asked to consider reasons for refusal when an appeal was upcoming.

In response to a query from the Clerk with regards to public speaking, Mary Severin confirmed that Peter Dennis (Ward Member) could instead speak within the Part 2 session so long as the Chair agreed. The Chair confirmed that she was happy with this approach.

Wayne Smith stated that he was unaware, during his three years as Executive Member for Planning and Enforcement, of any applications being sent back to the Committee to reconsider reasons for refusal. Wayne felt that it was not right to exclude the public from the meeting, or from the information provided to members. Mary Severin stated that this situation had happened before, but it was very rare. Mary added that it was difficult to go into detail as to why this had been taken back to Committee without disclosing information contained within Part 2. Mary added that officers felt that they could not allow members not to be aware of the latest information and developments with this application. Mary added that members were, as always, free to make whatever decision they wished after listening to all representations and considering all information within the Part 2 report.

Harish Chowdary Gottipati, resident, spoke in objection to the application. Harish stated that there were a number of issues relating to the environment and local wildlife associated with this application, whilst any expansion of the area would cause other issues including with public transport. Harish added that there was not enough public transport in the area, whilst he found the train services to be unreliable. Harish noted that a number of families had immigrated to the Borough, for example from Hong Kong, and schools within the area were already full. Harish reiterated that his main concerns were in relation to public transport, congestion, and the associated environmental impact from increased vehicle emissions. Harish stated that there was a lot of hard water in the area, whilst the general water quality was poor. Harish added that he was disappointed that this meeting was happening in the school holidays when a lot of people were away, and part of the meeting was being held in private.

Rebecca Margetts stated that a vast amount of residents had objected to this, and those people would not be allowed to understand the information as to why members were being asked to consider aspects of the application again. Rebecca added her concern that part of the meeting would be held in Part 2.

Chris Bowring stated that he was very disturbed by the process that members were being asked to go through. Chris added that he had been a member of the Planning Committee on and off for a number of years, and what was being proposed was a rare event and very undesirable. Chris stated that at present, the applicant had the right to appeal to the planning inspectorate who may overturn the original decision if their application was refused by the Committee. Chris stated that members were being asked to intervene in this process because others believed that the reasons the Committee resolved to refuse the application were now invalid. Chris felt that this could set a precedent which could undermine the well-established democratic process where a decision refused by the Planning Committee could be appealed against and sent directly to the Planning Inspectorate. Chris stated that he had Chaired the meeting where this application was refused, and whilst he had voted to approve the application he would not support the process this evening as the original decision had been properly and democratically made.

Stephen Conway stated that everyone would feel uncomfortable with this process, and a fully Part 1 report would always be preferable. Stephen added that the Committee were being asked to consider some very sensitive and confidential legal advice, which if heard in Part 1 could prejudice WBC's case at appeal. Stephen added that in light of this, he felt it right to move into Part 2.

Mary Severin commented that a note could be placed within the Part 1 minutes which would give the public information in relation to the Committee's decision. Mary reiterated that the reason that members were being asked to consider this item was to save WBC costs at appeal.

Upon being put to the vote, the Committee resolved to move into a Part 2 session.

The Committee considered a report in Part 2, which presented them with a set of recommendations.

Upon deliberation and a subsequent vote, the Committee resolved to accept the recommendations as set out in the Part 2 report. In addition, the Committee resolved to place the following statement in the Part 1 minutes:

"Since this application was refused, the Council can no longer demonstrate a five-year housing land supply. In preparation for the appeal the Council's Planning Committee were asked to closely consider the reasons given to refuse the planning permission in January. The Committee have now authorised officers not to present evidence to the appeal for reasons for refusal 1 and 2 providing appropriate negotiations can be reached with the Appellant in relation to the appeal."

**RESOLVED** That the recommendations as set out within the Part 2 report be agreed, and the statement in relation to this decision be included within the Part 1 minutes as resolved by the Committee.

### **30. EXCLUSION OF THE PUBLIC**

**RESOLVED:** That under Section 100A(4) of the Local Government Act 1972, the public be excluded from the meeting to consider and determine the Part 2 information within agenda item number 29 on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 5 of Part 1 of Schedule 12A of the Act (as amended) as appropriate.



**MINUTES OF A MEETING OF THE  
PLANNING COMMITTEE  
HELD ON 10 AUGUST 2022 FROM 7.00 PM TO 8.30 PM**

**Committee Members Present**

Councillors: Rachelle Shepherd-DuBey (Chairman), Andrew Mickleburgh (Vice-Chairman), Chris Bowring, Stephen Conway, David Cornish, John Kaiser and Alistair Neal

**Councillors Present and Speaking**

Councillors: Andy Croy

**Officers Present**

Kamran Akhter, Principal Highways Development Management Officer  
Brian Conlon, Operational Lead – Development Management  
Connor Corrigan, Service Manager - Planning and Delivery  
Sean O'Connor, Head of Legal Services  
Callum Wernham, Democratic & Electoral Services Specialist

**Case Officers Present**

Sophie Morris  
George Smale

**31. APOLOGIES**

Apologies for absence were submitted from Councillors Rebecca Margetts and Wayne Smith.

**32. MINUTES OF PREVIOUS MEETING**

The Minutes of the meeting of the Committee held on 13 July 2022 were confirmed as a correct record and signed by the Chair.

**33. DECLARATION OF INTEREST**

There were no declarations of interest.

**34. APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS**

No applications were recommended for deferral, or withdrawn.

**35. APPLICATION NO.220822 - READING FC TRAINING GROUND, PARK LANE, BARKHAM, RG40 4PT**

**Proposal:** Application for the approval of Reserved Matters pursuant to Outline planning consent 163547 for the erection of 140 residential dwellings (Use Class C3), associated amenity spaces, play area, access, garages, parking, internal roads, pathways, drainage and associated landscaping (Appearance, Landscaping, Layout and Scale to be considered).

**Applicant:** Vistry Partnerships (Thames Valley)

The Committee considered a report about this application, set out in agenda pages 13 to 46.

Whilst there were no updates contained within the Supplementary Planning Agenda, the Committee were informed verbally by the case officer that informative 10 was no longer required as it was covered by informative 6.

Nina Lloyd, agent, spoke in support of the application. Nina stated that she was delighted with the officer recommendation for approval, and thanked all involved for their efforts and collaborative working. Nina added that the principle of development was established in 2021, and the application had received no technical objections from Wokingham Borough Council (WBC) officers or statutory consultees. Nina stated that the scheme was policy compliant, and would deliver 140 high quality houses which reflected the existing local character. 40 percent (56 houses) of houses delivered on site would be affordable and tenure blind, whilst a 2.8 hectare SANG had been approved and would connect to an existing SANG. Top quality walking and cycling routes would be installed across the development, in addition to community green space with local and native species. The existing perimeter landscape would be maintained, and the site was considered to be located in an extremely sustainable location. Nina supported the officer recommendation of approval, and hoped that the Committee would grant planning permission.

John Kaiser stated that the strategic market assessment indicated that 22 percent of all homes should be four-bedroom, whereas this development proposed 35 percent. John added that there was a housing crisis within the Borough in relation to small and affordable homes, and questioned why four-bedroom homes were being overdelivered with recent planning applications. Sophie Morris, case officer, stated that the dwelling mix had been considered against the 2020 housing needs assessment, and fell comfortably within the specifications and was therefore considered acceptable. Sophie added that it was not considered suitable for 1- and 2-bedroom flats to be delivered in this edge of settlement location, whilst apartment blocks would be delivered in other locations within the Arborfield SDL. John Kaiser stated that members needed to see the running total of homes delivered within the SDL locations, including dwelling mix and affordable homes. John stressed that the borough needed more smaller homes and not 4-bedroom houses.

John Kaiser stated that this development was presented as part of the wider SDL, and queried how this could be justified with no highway link to the wider SDL. Connor Corrigan, Service Manager – Planning and Delivery, stated that a highways link could not be provided due to the positioning of the school and leisure centre pitches. Connor added that a link was available at the top of the Hogwood spur and onto the Nine Mile Ride extension, providing easy access for pedestrians and cyclists to the district centre. Connor stated that there was no physical ability to link the two, and the site was no different to the sites in the norther part of the SDL

John Kaiser queried whether S106 charges for buses were being reflected in the increasing costs being sought by bus operators. Connor Corrigan stated that officers were in consultation with bus companies, and this was generally reflected within S106 contributions.

David Cornish felt that the best possible use of land should be sought, as residents would likely prefer more dwelling density at edge of settlement locations rather than having to give up more green space in other areas. David added that small homes had long been part of the rural landscape, and queried whether all pathways within the site were open to cyclists and horse riders. Sophie Morris stated the Arborfield SDL supplementary planning document gave a broad density range of up to 35 dwellings per hectare. Due to the location and edge of settlement status, the proposed 27.5 dwellings per hectare was considered acceptable. Sophie stated that the paths around the perimeter of the site were 2m wide and were open to cyclists, whilst the pedestrian cycle path secured by S106 would provide a route up to Biggs Lane. Connor Corrigan confirmed that horses would not



be permitted in the SANG, as Natural England did not want the conflict between horses and dogs.

Stephen Conway stated that the scope of member deliberations were limited as this was a reserved matters application. Stephen was of the opinion that the design of the dwellings was attractive and of high quality, and he was very pleased to see 40 percent affordable homes, with 70 percent of those being social rent whilst being of high-quality design and tenure blind.

Andrew Mickleburgh was pleased that many issues raised at the outline stage had been addressed, particularly noise and odour concerns which had resulted in positive assessments being carried out. Andrew added that he was pleased with the overall designs being proposed, and with the proposed levels of tenure blind affordable housing.

Andrew Mickleburgh proposed that the application be proposed as per the officer recommendation, minus informative 10 as advised by the case officer. This was seconded by Stephen Conway.

**RESOLVED** That application number 220822 be approved, subject to conditions and informatives as set out in agenda pages 14 to 17, with the omission of informative 10 as advised by the case officer.

**36. APPLICATION NO.221453 - 25 PALMERSTONE ROAD, EARLEY, RG6 1HL**

**Proposal:** Householder application for the proposed first storey extension and raising of the roof to create a habitable first floor, single storey rear extension and changes to fenestration.

**Applicant:** Mr S Sidhu

The Committee considered a report about this application, set out in agenda pages 47 to 76.

The Committee were advised that there were no updates within the Supplementary Planning Agenda.

Tim Marsh, ACER residents' association, spoke in objection to the application. Tim stated that ACER had reviewed over 400 planning applications in Whitegates since 2016, including a variety of bungalows, however no applications to convert a bungalow in the middle of a row of bungalows to a two-storey house had been considered until now. Tim added that such a development would be out of keeping and out of character. Tim felt that the bungalow development to number 42 was acceptable, with the overall height only being increased by 0.75m, whereas the proposal for number 25 would add an entire additional storey and had received 9 objections. Tim requested that the application be refused as the conversion of the bungalow to a two-storey property was out of keeping with the character of the area and was not in keeping with the row of bungalows in which it resided, and the allocated parking for a 5-bedroom tenanted property was inadequate.

Peter Dorward, resident, spoke in objection to the application. Peter stated that policy CP3 was the key policy regarding planning permission, and proposals must meet key criteria and requirements including appropriate scale of activity, mass, layout, built form, height, materials and character of the area whilst being of no detriment to the amenities of adjoining land users and their quality of life, whilst integrating with the surrounding existing

dwellings. Peter added that number 25 was in a row of 5 houses with very similar design, with the same frontage and same height, creating a section of the road with its own unique character. Peter felt that the proposed changes demonstrated a very significant change, with the proposed building being much taller than existing dwellings. Peter stated that other properties including his own had been sympathetically increased in size, but had remained in keeping, met planning requirements, whilst retaining their existing height. Peter added that his dining room would see a loss of light from the proposed dwelling, whilst number 23 would also experience this same issue. Peter felt that the application should be refused as it did not meet the requirements set out within CP3, and presented a number of signatures from objectors on Palmerstone Road.

Andy Croy, Ward Member, spoke in objection to the application. Andy felt that the mass, scale and layout of the proposal would detract seriously from the existing street scene. Andy added that this section of the road was a section of bungalows, and a two-storey home in the middle of this section would detract from the character of the area. Andy stated that other properties had undergone sympathetic redevelopment, utilising space towards the rear of the property, which remained in keeping with the road. Andy expressed his disappointment that officers made reference to the flats at the bottom of the road as an example of different built forms in the area, which he felt was totally out of keeping with the area and should never have been developed. Andy felt that the application should be refused, which would give the applicant the opportunity to go back and return with a scheme which was sympathetic with the existing character of the road.

Stephen Conway contemplated whether the character of the road as a whole or the immediate context of the building's surroundings formed the street scene and character of the area. Stephen added that the road had a variety of styles however this particular section of the road appeared to be a row of bungalows with lots of gables which were also incorporated into any extensions. Stephen emphasised that gables appeared to be a common feature of the road, and sought officer comment on this matter. George Smale, case officer, stated that there were a wide variety of different property designs in the area, some with gables but also bay windows. George added that all windows on the proposed design were symmetrical to each other. Stephen Conway queried whether retention of gables the ground floor but then proposing a completely different design on the second floor was acceptable in design terms and in accordance with policy R23. George Smale stated that the most unique character of the property were the gables on the ground floor towards the front and the rear of the property, which would be retained.

Andrew Mickleburgh sought clarity on the proposed height increase of the property, thanked officers for clarifying the intended design of the property compared to the shaded plans provided, queried whether the materials to be used would match the existing materials, and sought details regarding any potential loss of light to neighbouring properties. George Smale confirmed that the property would see a 1.85m increase in height, whilst materials would match those of existing materials by condition. George stated that the nature of any two-storey house would result in a loss of light to neighbouring dwellings, however side glazing would be conditioned for each side window. George added that loss of light would only be detrimental to a main habitable room, and number 27 had a habitable room to the front of their property with a window. Brian Conlon, Operational Manager – Development Management, stated that it was the nature of side-to-side development that there would always be some level of overbearing, however the application was situated within a suburban area which had established side to side development. Brian added that members needed to determine whether the variety of

dwelling being proposed was harmful in planning terms in and of itself. Brian confirmed that the proposal did not breach any guidelines in terms of vertical or horizontal levels.

With regards to further queries about obscure glazed windows, George Smale stated that loss of light to the ground floor of neighbouring properties already existed. Peter Dorward commented that the room in question was his dining room, and not his kitchen. Brian Conlon stated that a dining room was a habitable room, however it had a north facing elevation and most habitable rooms were situated to the front or rear.

Andrew Mickleburgh queried under what circumstances loft conversions required planning permission. Brian Conlon stated that if an existing roof void was converted then this would not require planning permission until the built form protruded significantly in which case permitted development or planning permission would be sought. Brian added that internal use of a roof void was not a material planning consideration.

Alistair Neal was of the opinion that the proposal was completely out of character with the area, as the proposed 2-storey dwelling was situated within a row of bungalows opposite other bungalows.

John Kaiser was of the opinion that this application would have a fundamental and detrimental effect on the street scene. John queried how much the space of the property would increase by. George Smale stated that there were a mix of dwellings on this road, and several properties had enlarged their roof spaces by between 40 and 50 percent. George confirmed that the proposals conformed to separation gap requirements either side of the property.

Chris Bowring queried how many consecutive bungalows persisted on this part of the road. Brian Conlon stated that this was a very long road, and this section had 5 bungalows in a row with two on the opposite side. Chris Bowring was of the opinion that the overall street scene was very mixed. Chris queried how many additional rooms would be added by the proposal. George Smale stated that the property would comprise of a total of 5 habitable rooms, with 3 car parking spaces which complied with car parking standards, whilst no highways safety concerns had been raised by highways consultees.

David Cornish stated that the neighbouring property's dining room was classed as a habitable room, which would be affected by loss of light. David added that the question of 'how long is a street scene' was a subjective question, however when you broke the road down into smaller sections these proposals would be out of keeping with its surroundings. David stated that he was not against redevelopment, however these proposals were not in keeping in his opinion.

Stephen Conway queried whether any planning guidance was available as to how changes to a street scene were assessed. Brian Conlon stated that members had to consider whether the proposals fundamentally changed the street scene in their opinion, whilst also considering whether the design was good and whether it would cause harm.

Andrew Mickleburgh felt that given the diverse nature of the street scene and the professional advice received with regards to loss of light, the application should be approved.

John Kaiser proposed that the application be refused as it failed to retain the existing character of the street scene. This was seconded by Alistair Neal. Upon being put to the vote, the motion fell.

Andrew Mickleburgh proposed that the application be approved as per the officer recommendation. This was seconded by Chris Bowring.

**RESOLVED** That application number 221453 be approved, subject to conditions and informatives as set out in agenda pages 54 to 55.

# Agenda Item 41.

Application Number	Expiry Date	Parish	Ward
221409	Ext	Wokingham CP	Evendons;

<b>Applicant</b>	Nigra Centre Ltd
<b>Site Address</b>	Nigra House, Mulberry Business Park, Fishponds Road, Wokingham, RG41 2GY
<b>Proposal</b>	Full planning application for the proposed demolition of Nigra House and the erection of 12 no. employment units (Use Classes E (g) (ii) and (iii) and B8) with new vehicular access and associated works including car parking, servicing and landscaping.
<b>Type</b>	Full/Outline/Hybrid
<b>Officer</b>	Mark Croucher
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 12 October 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

SUMMARY
<p>The principle of development is acceptable because the application site is within a Core Employment Area and the proposed redevelopment will provide 12 commercial units with a Research &amp; Development and General Industry use.</p> <p>The design of the buildings and the layout of the development is appropriate for the proposed use and location of the site within Mulberry Business Park. There would be no detrimental impact on Neighbouring occupiers' amenity.</p> <p>The site is within an accessible location within Wokingham. Parking, layout and the proposed new access would have a satisfactory impact on highway safety. The level of parking is commensurate to the size of the development proposed.</p> <p>The tree belt along southern boundary will be maintained and protected. Whilst there would be some loss of soft landscaping around the boundaries of the site, replacement planting will be provided. Biodiversity enhancements will be provided in the form of bat and bird boxes.</p> <p>The proposal is acceptable in all other aspects and complies with the development plan as a whole subject to the recommended conditions and legal agreement.</p>

PLANNING STATUS
<ul style="list-style-type: none"> <li>• Major development location</li> <li>• Core Employment Area</li> </ul>

## RECOMMENDATION

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

- A. Completion of a legal agreement to secure an Employment Skills Plan providing opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills.**
- B. Conditions and informatives:**

*Conditions:*

### Time Limit

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).*

### Approved details

2. This permission is in respect of the submitted application plans and drawings numbered 21821-1000; 21821-1001; 21821-1002; 21821-0300; 21821-0302-P-01; 21821-0310-P-01; 21821-0311-P-01; 21821-0313-P-01; 21821-0320-P-01; 21821-0321-P-01; 21821-0323-P-01; 21821-0330-P-01; 21821-0331; 21821-0333; 21821-0305-P-01; 21821-0306-P-02; 21821-0307; 21821-0340-P-01; W2577 SK01 and 22033-010-Rev A. received by the local planning authority. 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.*

### Materials

3. Prior to any above ground construction works of the development hereby approved, 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.*

### Landscaping

4. Prior to any above ground construction works, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and

grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

#### Protection of trees

5. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. 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).
- b) 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.
- c) 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.
- d) 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: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

#### Landscape management

6. Prior to any above ground construction works, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

### Contamination

7. No development shall take place until a scheme to identify and deal with contamination (including risks posed by ground gas) on the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment by a suitably qualified person in accordance with appropriate standards to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*

### Construction Method Statement

8. No development shall take place until details of a scheme (Construction Method Statement) to control the environmental and highway effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of rats and other vermin
- (iii) the control of surface water run-off
- (iv) the proposed method of piling for foundations (if any)
- (v) proposed construction and demolition working hours
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- (vii) The management of site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period.

The development shall be carried out in accordance with the approved scheme.

*Reason: In the interests of the amenities of the area.*

### Construction work hours

9. 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.*

### Noise

10. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing



background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

*Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

#### Lighting scheme

11. Details of floodlighting and other externally mounted lighting of the site shall be submitted to and approved in writing by the local planning authority. The floodlighting shall be installed, maintained and operated in accordance with the approved details unless the local planning authority gives its written consent to the variation.

*Reason: to protect residential amenity, highway safety and ecology.*

#### Drainage

12. No development approved by the permission shall be commenced until a Detail Drainage Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy should be supported by evidence of ground conditions and modelling of the scheme to demonstrate it is technically feasible; and where applicable adheres to the NPPF, Non-statutory technical Standards for Sustainable Drainage, Building Regulation H and local policy. The drainage scheme shall be carried out in accordance with the approved details. Applicant should follow SuDS Hierarchy and where surface water requires disposal off site (i.e. not infiltrated) the applicant must provide evidence of consent to discharge/connect through 3<sup>rd</sup> party land or to their network/system/watercourse.

*Reason: To ensure the development is provided with a satisfactory means of drainage and thereby preventing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality*

#### Surface water Drainage

13. Development shall not take place until a scheme for surface water drainage has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall reduce the surface water discharge of that existing. Any attenuation feature should be designed to attenuate all flows up to and including the 1 in 100 year event +40% for climate change. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

*Reason: To reduce the impact of this development on the surrounding surface water infrastructure. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.*

#### Biodiversity mitigation/enhancement

14. The development hereby approved shall be carried out in accordance with the mitigation and enhancement recommendations set out in the Preliminary Ecological Appraisal Ref: P.1656.22 dated May 2022. Ecological enhancement should be

implemented prior to the occupation of the building and thereafter retained and maintained in perpetuity.

*Reason: To ensure there is no net loss of biodiversity*

#### Parking and Turning

15. 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 ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### Access

16. Prior to any above ground construction works, 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: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

#### Visibility splays

17. Prior to any above ground construction works, details of the proposed vehicular access on to Fishponds Road to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual 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.*

#### Cycle Parking

18. The development hereby approved shall not be occupied until 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.*

#### EV Charging

19. The development hereby approved shall not be occupied until active and passive electric vehicle charging points have been implemented in accordance with the approved Electric Vehicle Charging Strategy ref: 21821-0340. These shall be maintained thereafter in full working order.

*Reason: To encourage electric vehicle use resulting in carbon reductions.*

#### Ventilation / extraction

20. Before the use hereby permitted is commenced, details fume extraction, mechanical ventilation and filtration equipment shall have been submitted to and approved in writing by the Local Planning Authority. The equipment shall thereafter be retained, operated and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

*Reason: To ensure smells, fumes and odours have an acceptable impact on neighbouring uses and residents.*

#### BREEAM

21. The buildings hereby approved should achieve no less than a BREEAM rating of Very Good unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To achieve sustainable development and reduce carbon emissions.*

#### Energy efficient buildings

22. Prior to above ground construction works of the development hereby approved, details of the buildings of setting a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology for major developments shall be submitted to and approved in writing by the Local Planning Authority. The details thereby agree shall be implemented and maintained thereafter.

*Reason: To achieve sustainable development and reduce carbon emissions.*

#### Deliveries

23. Prior to the occupation of the buildings hereby approved, a Delivery and Servicing Plan be submitted to and approved in writing by LPA.

*Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.*

#### Travel Plan

24. Prior to the occupation of the development a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-

approved.

*Reason: to promote sustainable transport and a modal shift away from private car use.*

#### Parking Management Plan

25. Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

*Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL P policies CC07 and TB20.*

#### *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. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.
3. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.
4. 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.
5. 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.

6. 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.
  
7. The applicant's attention is drawn to the presence of a c.2m wide service strip running adjacent to the surfaced roadway. The service strip forms part of the adopted public highway. It is an offence for any works to be undertaken within this service strip without express permission in writing from the highway authority. The Head of Technical Services at the Council Offices, Shute End, Wokingham (0118 9746000) must be contacted for the approval of any such works.
  
8. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

<b>PLANNING HISTORY</b>		
Application No.	Description	Decision & Date
212222	Prior approval submission for the change of use from existing office use to 43no. dwellings.	Refused 3 August 2021
212198	Prior approval submission for the change of use from existing office use to 43no. residential apartments.	Refused 30/7/2021
183084	Prior approval submission for the conversion of existing office to 43no residential flats.	Approved 11/01/2019
183174	Full planning application for the changes to fenestration, replacement of existing roof to flat roof together with provision of cycle, refuse stores and car parking.	Approved 18/01/2019
181168	Application for the submission of details to comply with the following condition of planning consent (180526) 12/04/2018. 1/2. Contamination Assessment Report	Approved 12/06/18
180526	Prior approval submission for the conversion of existing office (use class B1 a) 43no residential apartments (Use Class C3)	Prior Approval Approved 12/04/18

180029	Full application for the proposed raising of the height to create in a second-floor extension to create 14 no self-contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities.	Approved 10 April 2019
162051	Full application for the proposed raising of roof height to create a new second-floor extension to create 9no self-contained residential apartments including a communal garden and upgraded cycle storage and refuse facilities.	Approved 27/02/2017
161809	Prior approval submission for the conversion of existing office (Use Class B1(a)) to 42no residential apartments (Use Class C3).	Prior Approval Approved 27/02/2017
160273	Prior approval submission for the conversion of existing office (Use Class B1(a)) to 42no residential apartments (Use Class C3).	Prior Approval Approved 08/03/16
F/2004/3399	Erection of 6 part two and part three storey buildings to provide class B1(a) offices with associated parking and external works	Approved 02/02/05
F/2005/4624	Erection of 6 detached buildings and 2 storey semi-detached units for office accommodation (B1a)	Approved 09/08/06
O/2001/5282	Outline application for the proposed erection of 3 buildings for b1a office use with associated car parking and external work	Allowed at appeal 13/08/03

<b>SUMMARY INFORMATION</b>	
<b>For Commercial</b>	
Site Area:	0.76ha
Previous land use(s) and floorspace(s):	Offices 3,585sqm
Proposed floorspace of each use	E use 3,198sqm
Change in floorspace (+/-)	- 387sqm
Number of jobs created/lost	No information provided (existing building has been vacant for approximately 5 years)
Existing parking spaces	140
Proposed parking spaces	53

<b>CONSULTATION RESPONSES</b>	
Southern Gas Networks	No objection
Thames Water	No objection subject to conditions
WBC Biodiversity	No comments received
WBC Economic Prosperity and Place (Community Infrastructure)	No objection subject to Employment Skills Plan
WBC Drainage	No objection subject to conditions
WBC Environmental Health	Further information requested
WBC Highways	No objection subject to conditions
WBC Tree & Landscape	No objection subject to conditions

## **REPRESENTATIONS**

**Town/Parish Council:** No objection: The Committee were pleased to see that this was not a convert to residential and that it will be kept as an industrial site. If any trees are removed, they must be replaced.

**Local Members:** No comments received

**Neighbours:** No comments received

## **APPLICANTS POINTS**

The proposed development will deliver a range of benefits:

- A substantial capital investment in Wokingham;
- Redevelopment of a vacant brownfield site in an employment area to provide speculative modern facilities in a location convenient for the local highway network;
- An important contribution to the supply of employment floorspace in a location that has been under threat from Prior Approval applications for residential conversion;
- The removal of the existing access and all the associated activity and vehicle movements from the south-eastern corner of the site where it is currently closest to the neighbouring residential properties;
- The removal of car parking activity and any associated noise from all four boundaries of the site concentrating this into the central part of the plot;
- The positioning of new service areas and operational activity on the elevations of the units facing inwards, furthest from local residential areas, thereby enabling the new buildings to provide acoustic screening from activities;
- The introduction of electric vehicle parking spaces at the site frontage;
- The introduction of features to assist in the delivery of a net gain in biodiversity;
- Delivery of a quality and sustainable development designed to a high standard, which respects the character and qualities of the surrounding environment.

This previously developed site is situated in an existing employment area where the principle of employment use is in accordance with the aims and aspirations of adopted development plan policy.

The redevelopment provides new floorspace of a lesser scale than the existing use of the site with a reconfiguration of the site layout and a new vehicular access which significantly improve the relationship with adjacent residential properties through careful design and building orientation.

The application scheme will deliver significant benefits for the local economy and the immediate area. Accordingly, and for the reasons set out within this document and other supporting reports, the NPPF presumption in favour of sustainable development should be applied. Wokingham Borough Council is therefore respectfully requested to approve this application without delay.

<b>PLANNING POLICY</b>			
National Policy	<b>NPPF</b>	National Planning Policy Framework	
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development	
	<b>CP2</b>	Inclusive Communities	
	<b>CP3</b>	General Principles for Development	
	<b>CP6</b>	Managing Travel Demand	
	<b>CP7</b>	Biodiversity	
	<b>CP9</b>	Scale and Location of Development Proposals	
	<b>CP15</b>	Employment Development	
	Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
		<b>CC02</b>	Development Limits
<b>CC03</b>		Green Infrastructure, Trees and Landscaping	
<b>CC04</b>		Sustainable Design and Construction	
<b>CC05</b>		Renewable energy and decentralised energy networks	
<b>CC06</b>		Noise	
<b>CC07</b>		Parking	
<b>CC09</b>		Development and Flood Risk (from all sources)	
<b>CC10</b>		Sustainable Drainage	
<b>TB11</b>		Core Employment Areas	
<b>TB12</b>		Employment Skills Plan	
Supplementary Planning Documents (SPD)	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use	
	<b>TB21</b>	Landscape Character	
	<b>TB23</b>	Biodiversity and Development	
	<b>BDG</b>	Borough Design Guide – Section 4	
		DCLG – National Internal Space Standards	



## PLANNING ISSUES

### Description of Development:

1. The site is within Mulberry Business Park which is characterised by a range of commercial and industrial buildings. The application site comprises of a two-storey office building located centrally within the plot, surrounding by a hard surface car park. Trees and other soft landscaping is located around the periphery of the site.
2. The proposal is to demolition the existing office building and construct 12 mixed use commercial units in three separate blocks. The proposed units will comprise of uses falling within use class E(g) (ii) research and development of products or processes and (iii) industrial processes.
3. The buildings will be two-storey (8.20m height) with a flat roof. It will be lower than the existing office which has a range of ridge heights between 9.9m and 12.6m. The development would be inwardly facing with an internal access road and car park. The access will be relocated from the north-eastern part of the site so that it directly adjoins Fishponds Road.

### Principle of Development:

4. 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 (MDD) 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. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.
6. The site is within a Core Employment Area and policy TB11 of the MDD Local Plan and CP12 of the Core Strategy sets out development for business, industry or warehousing will be permitted in these areas. The principle of development complies with this policy as it seeks to replace an office building with 12 smaller commercial units with a use for research & development and general industry.
7. The accumulative footprint of the new units will be marginally less than the existing building, but this would not negatively impact opportunities for employment development as the proposal would provide a more flexible use of the site and opportunities for smaller businesses. The re-development of the site would also result in new commercial buildings suitable for the needs of modern businesses.
8. The site has an extant prior approval permission to convert the building into 43 residential flats. Whilst policy CP3 of the Core Strategy resists the loss of residential dwellings, the lawful use of the building is still an office and there would be no loss

habitable properties. In addition, the site is within a Core Employment Area where the development plan seeks to locate business and employment development. For the reasons set out in the preceding paragraphs, the principle of development accords with the development plan as a whole.

### **Character of the Area:**

9. The existing building is two storeys in height and is located centrally on the plot, surrounded by a car park with small areas of soft landscaping around the site periphery.
10. The proposal would invert the current layout, comprising of 3 buildings arranged in a 'U' shape around the boundaries of the site with a car park and access road centrally located. It would create small enclave which is common for developments comprising of small commercial units. The proposed layout does result in the blank rear elevations of the buildings bordering onto parts of an adjacent access road and neighbouring buildings. This is however acceptable in this instance due to the location of the site within an existing employment area / business park. The buildings fronting onto Fishponds Road will also have glazed corners to address the street scene and provide a perception of overlooking.
11. The buildings will be two-storeys and lower in height than the existing office they replace. The design of having three sperate buildings will help to break up the visual mass and scale of the development. The proposed buildings will comprise of metal cladding with glazed elements, and this is suitable for business park. The cladding will be grey and comprise of different textures to break up the mass of the building.
12. Overall, the vernacular and design of the development is appropriate for an existing and established business park and reflective of the building's intended purpose.

### **Residential Amenities:**

13. The nearest residential properties are to the south-west in Reeves Way. There would be no detrimental impact on the amenity of these neighbouring residents by reason of overbearingness, overshadowing, or overlooking. The site is separated from the rear gardens of these houses by a 10m deep belt of trees and vegetation. In addition, the proposed building along the southern boundary will be lower than the existing office and a similar height as the two-storey dwellings in this street.
14. The building to the west, known as Indigo House, has a prior approval permission to be used as residential flats, although this has not yet been implemented. Whilst the proposed development will be visible from this site, it will be two-storey in height and set at least 15 metres away from the flank elevation of Indigo House. The proposal would not have a detrimental impact regarding overshadowing, overbearingness or overlooking to the occupiers of this neighbouring development, in the event that the prior approval is implemented and the building by converted into flats.
15. Considerations of noise, smell and odours is set out in the Environment Health section a paragraphs 30 – 35 of this committee report.

## **Access and Movement:**

### *Highway Safety:*

16. A new access would be provided onto Fishponds Road and the existing access to the northeast would be stopped up. Visibility splays of 2.4m x 43m have been proposed for the new access which is in line with the speed limit of the road (30mph). Off street parking occurs around the entrance of the site and it is recommended that additional parking controls (double yellow lines) are implemented by the access so that parked vehicles do not obscure visibility. This is secured by condition 17.
17. The information submitted sets out that refuse vehicles will stop in-aisle and load refuse from there and there is ample space for the vehicle to wait for short periods, within the site, while they load and unload. A swept path assessment of a 10m rigid vehicle has been submitted. The council's Highway Officer has advised that to control deliveries and servicing, a Delivery and Servicing Plan which will be secured by planning condition 23.
18. A Road Safety Audit has been submitted and this demonstrates the vehicle access is acceptable subject to the recommended conditions.

### *Traffic Impact:*

19. The council's Highway Engineer advises that trip rates are likely to be less, or the same as the existing office use because the proposal has a smaller accumulative floor area and office uses are generally associate with high trip rates and parking requirements. The applicant has calculated trip rates using TRICS data and this shows 56 trips in and 6 trips out in the AM peak and, 6 trips in and 47 trips out in the PM peak. The council's Highway Engineer advises this will have an acceptable impact on the Highway network and safety.

### *Parking:*

20. There will be 53 spaces on-site including 12 disabled bays. Larger spaces for Vans have also been accommodated. The council's Highway Engineer has advised that this is an acceptable level of parking. As this is a mixed-use scheme, where a variety of uses could operate, an assessment has been made using WBC standards and the average level of parking from a variety of commercial uses. The broad average calculated would be a requirement of 52 spaces and the proposal meets this.
21. An Electric Vehicle Strategy has been submitted and this sets out there will be at least 2 active spaces and 2 passive spaces, with the infrastructure in place for these spaces to bring them into operation. This is secured by condition 19.
22. The proposal will provide a total of 2 cycle spaces per unit, 1 internally and one externally. This equates to a total a 24 cycle spaces, which is 6 above the council's standards. Whilst a cycle store is shown at the eastern boundary of the site, further details will need to be submitted showing all the external cycle parking and this is secured by condition 24.

### *Accessibility:*

23. The site is within an accessible location within a Major Settlement and it is close to Wokingham Town Centre, Train station and bus routes. The site is also within a Core Employment Area where the development plan seeks to steer commercial industrial uses. A Framework Travel Plan has been submitted that sets out ways sustainable modes of transport can be promoted. The recommendations in the Travel Plan secured by condition 24.

### **Flooding and Drainage:**

24. The site is in Flood Zone 1, where the risk of flooding is low. The existing car park is liable to risk from surface water flooding. The applicant has submitted a Flood Risk Assessment that states the surface water system will be designed to accommodate runoff for events up to the 1 in 100 year event, including a 40% climate change allowance. This will include underground attenuation tanks. The council's Drainage Engineer has raised no objection to this approach subject to the recommended conditions 12 and 13 which secure the implementation of an agreed drainage scheme.

### **Landscape and Trees:**

25. There is a belt trees along the southern boundary which provides a landscape buffer between the site and residential dwellings to the south and this feature will be retained and protected.
26. Small trees would be removed to facilitate the development, and this would mainly occur at along the north-eastern and western boundaries. The proposed landscaping scheme shows there would be some areas for replacement trees but overall, there would be some loss of soft landscaping along these boundaries. This is however not considered to be detrimental given the commercial character of the area and the fact there will be areas for supplementary planting and landscaping, softening the impact of the development.
27. An Arboricultural Impact Assessment, Tree Survey and Schedule and landscape plan has been submitted. The council's Tree and Landscape Officer raises no objection subject to conditions 4, 5 & 6, which ensure relevant trees are protected and soft landscaping is incorporated.

### **Environmental Health:**

#### *Noise:*

28. To the south of the site are residential properties and gardens at Reeves Way, but these are separated from the site by a belt of trees and vegetation which acts as buffer to the business park. Immediately to the west are office buildings that have either had permission to be used for residential flats or are in the process of being converted into flats.
29. A Noise Impact Assessment (NIA) has been submitted demonstrated an acceptable impact to these existing and future residents. The commercial operations would occur within the buildings and the outside areas would only be used for vehicles, access, parking and loading & unloading. The openings to the buildings, including the loading

bays, face centrally into the courtyard, rather than facing outwards towards the surrounding dwellings. The NIA sets out that the proposed layout of the site follows good acoustic design, as the new-build blocks themselves act as barriers between the site and residential properties.

30. The council's Environmental Health Officer has advised that to protect existing noise levels and prevent creeping levels, as a starting point, noise from new sources should be no greater than 5dB below the existing background level at the most sensitive period of the days. The NIA demonstrates that this will be achieved by the proposal.

#### *Contamination:*

31. An Environmental Investigation Report recommended a further phase of investigation works. The council's Environmental Health Officer has recommended condition 7 to secure a further investigation report that ensures any contamination risks are suitably mitigated.

#### *Lighting:*

32. The layout of the site means any lighting would be largely contained within the internal courtyard of the development. Condition 11 is however recommended to ensure that any proposed lighting does not harmfully impact the amenity of surrounding residents.

#### *Odour and smells:*

33. Whilst the future occupants of the site cannot be known, there is the potential that some of the commercial process may result in smells, fumes and odours. Condition 20 is recommended to ensure the buildings are appropriately mechanically ventilated.

#### **Ecology:**

34. The existing building is within an area where there is potential for bat roosts. A Preliminary Habitat Survey has been submitted. The existing building has been assessed as having negligible potential for bat. The survey advises that prior to demolition, the building should be re-surveyed for the potential for bats.
35. Biodiversity enhancements such as bat boxes, bird boxes and soft landscaping are secured by condition 14.

#### **Sustainable Design/Construction:**

36. Policy CC05 states Planning permission will only be granted for proposals that deliver a minimum 10% reduction in carbon emissions through renewable energy or low carbon technology for major developments. This can be integrated into the design of the buildings and condition 22 ensures this is achieved.
37. Policy CC04 sets out that non-residential development over 100 sqm should achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent. The Design & Access Statement sets out that a BREEAM Very Good rating is the ambition of the development and this is secured by condition 21.

38. The proposed units will replace a large office building and the modern construction of the buildings will inherently result in a greater energy efficiency through modern construction techniques, materials and internal fit-out compliant with the most up-to-date building regulations.

### **Employment Skills:**

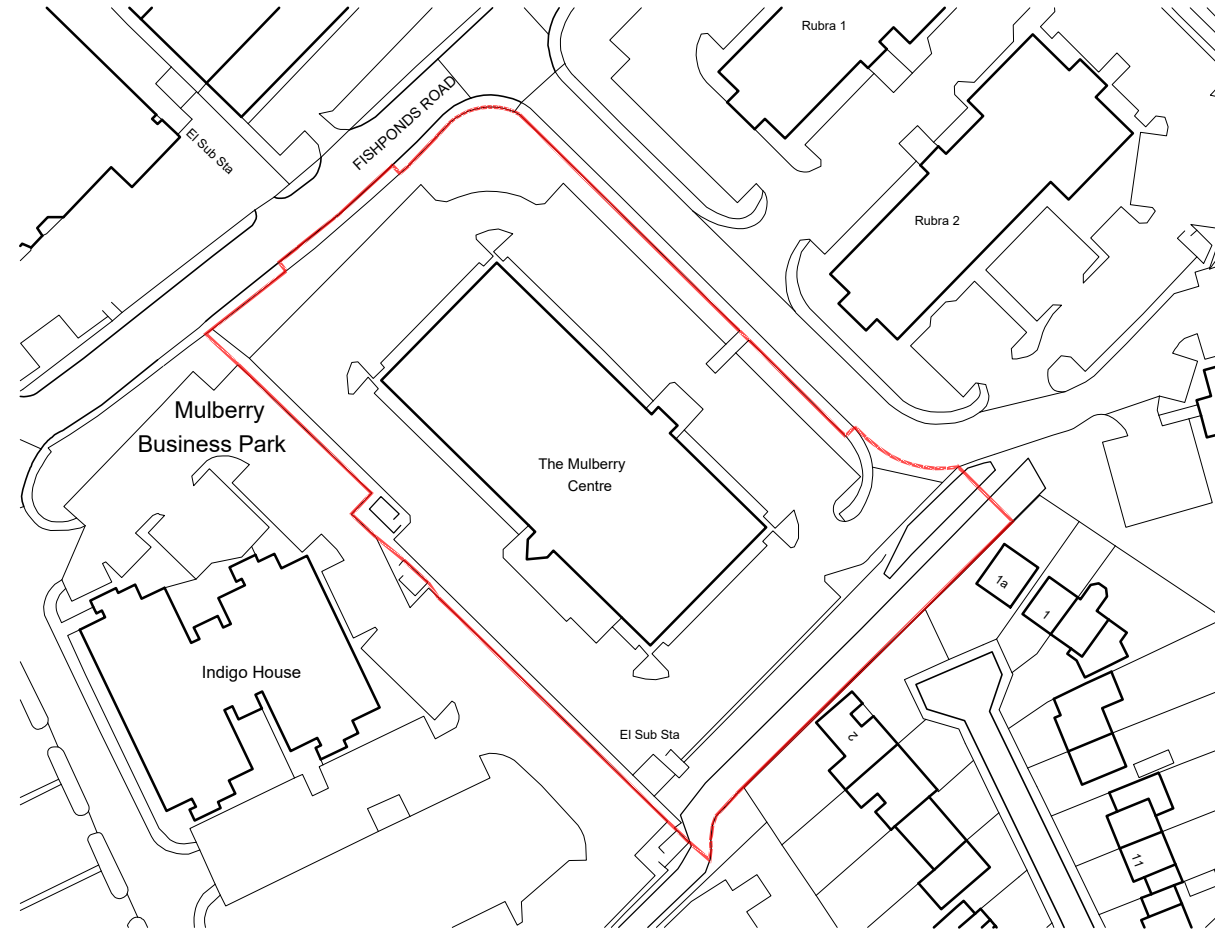
39. Policy TB12 requires Major developments to be accompanied by an Employment and Skills Plan (ESP) to show how the proposal accords opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal.
40. The applicant has agreed to enter into a legal agreement to secure an ESP which will require 3 Community Skills Support places (e.g work experience or CSCS training courses). If for any reason the applicants/owners bound by the planning obligation is unable to deliver the plan (or elects to pay the ES Contribution) they can provide a contribution in lieu of £3,750. This is based on the cost to WBC supporting the employment outcomes of the plan.

### **CONCLUSION:**

41. The principle of development is acceptable because the application site is within a Core Employment Area and the proposed redevelopment will provide 12 commercial units with a Research & Development and General Industry use. The design of the buildings and the layout of the development is appropriate for the proposed use and location of the site within Mulberry Business Park. There would be no detrimental impact on Neighbouring occupiers' amenity. The site is within an accessible location within Wokingham. Parking, layout and the proposed new access would have a satisfactory impact on highway safety. The proposal is acceptable in all aspects and complies with the development plan as a whole, subject to the recommended conditions and legal agreement.

#### **The Public Sector Equality Duty (Equality Act 2010)**

*In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.*



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P-01	Blue Line removed	11.05.2022	ASG	PT
Rev.	Description	Date	Drawn	Chk.

Client  
Nigra Centre Ltd

Project  
Nigra House  
Mulberry Business Park, Wokingham

Drawing Title  
Site Location Plan

Drawing Status  
**PLANNING**

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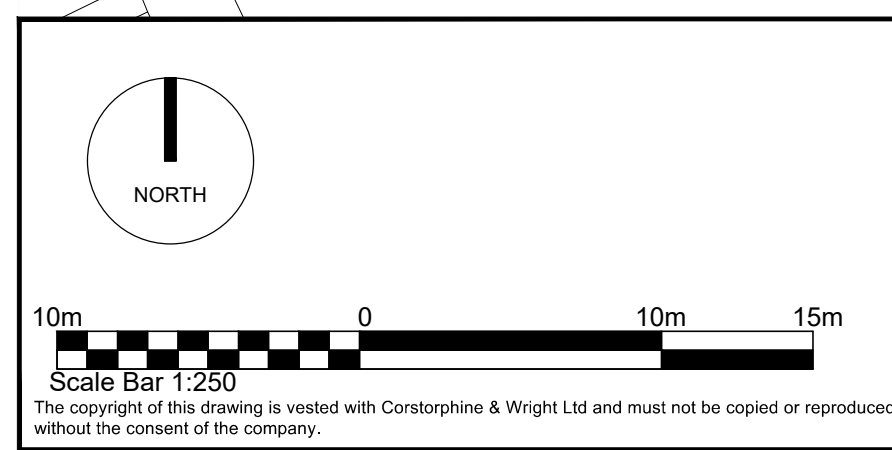
Drawing No. 21821- 0300				Revision P-01
Drawn ASG	Checked PT	Paper Size A3	Scale 1:1250	Date 29.04.2022

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- Planning Application Line
- Ownership Line
- Trees to be retained
- Proposed trees
- New Service Yard Bollards
- New Stainless Steel Bollards
- EVC charging point
- Cycle stands locations
- Existing Buildings, walls & kerbs to be removed
- Site Access
- Building Access
- New tarmac footpath
- Concrete footpath
- Tarmac car park & service yard



<p>P-01 Car Park layout revised to comments</p> <p>Rev   Description</p>	<p>18.08.2022 ASG PH</p> <p>Date   Draw   Chk</p>
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Client  
Nigra Centre Ltd

Project  
Nigra House  
Mulberry Business Park, Wokingham

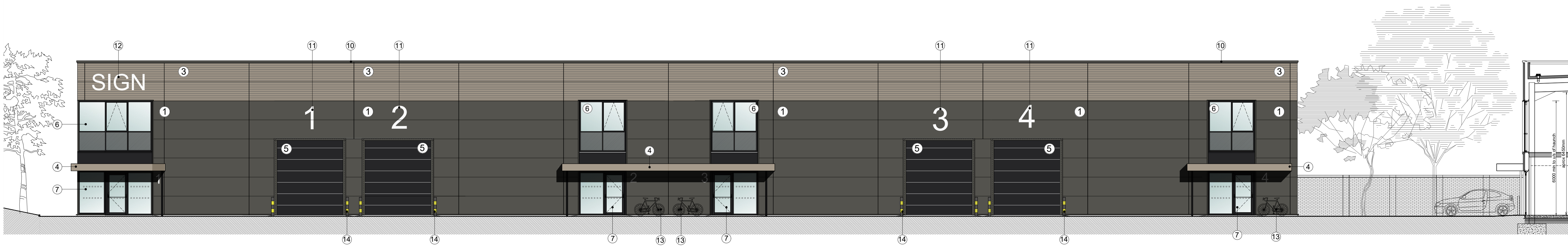
Drawing Title  
Proposed Site Plan

Drawing Status  
**PLANNING**

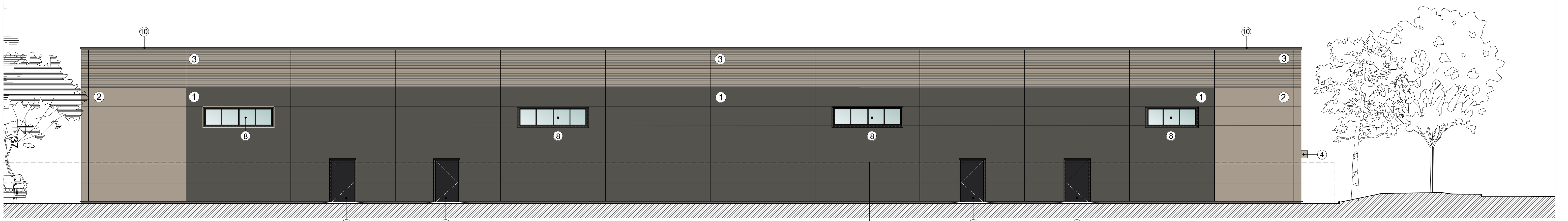
<b>Corstorphine &amp; Wright</b>			
Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 <a href="http://corstorphine-wright.com">corstorphine-wright.com</a>			
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Drawn	Checked	Paper Size	Scale
ASG	PT	A1	1:250
Date			29.04.2022



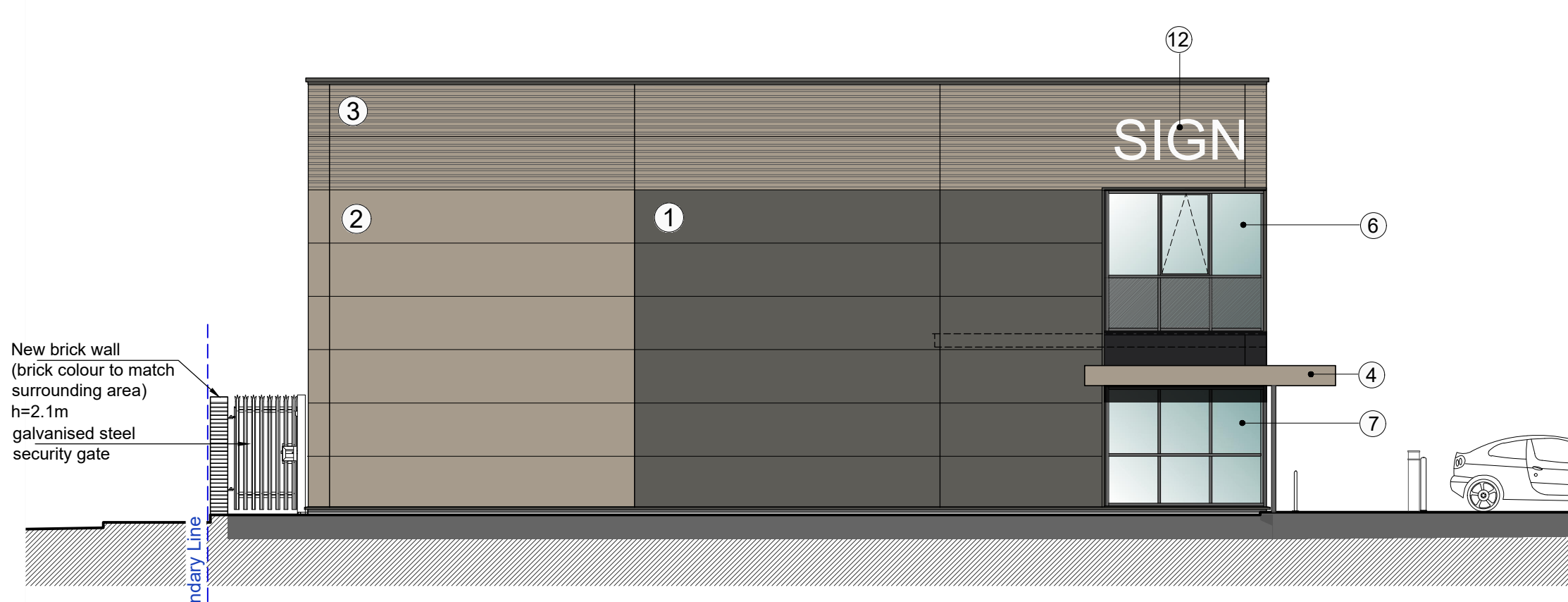
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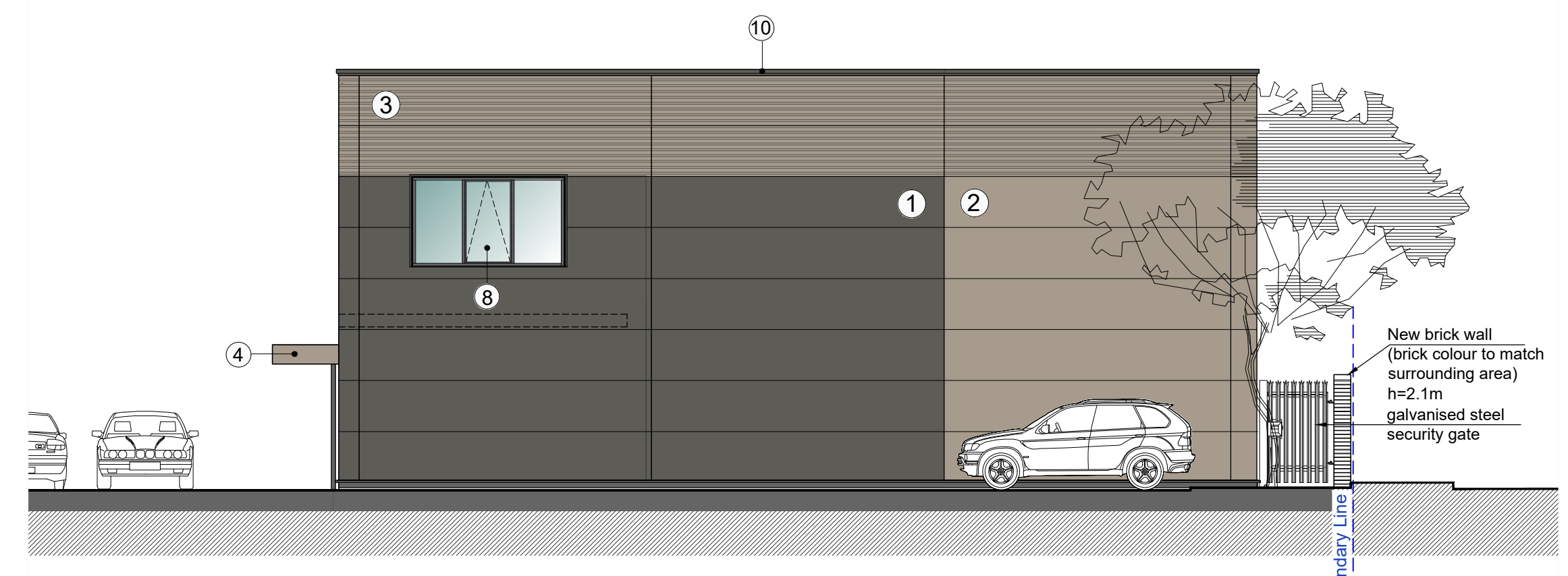
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GA Elevation - Rear (North-East)  
Scale 1:100

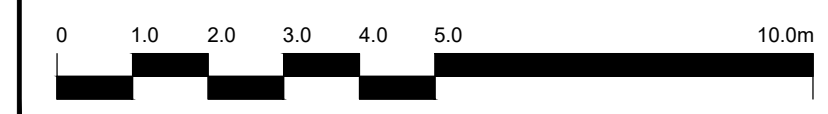


GA Elevation - Side (North-West)  
Scale 1:100



GA Elevation - Side (South-East)  
Scale 1:100

- ① Horizontally laid KINGSPAN KS1000MM (Mini-Micro) panels (or similar approved) Colour: Spectrum - Umber Grey RAL7022
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- ⑪ Individual non-illuminated white acrylic numerals
- ⑫ Signage indicative. Signage details- subject to separate application.
- ⑬ Bicycle single floor rack.
- ⑭ Service Yard hazard band bollards



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P-01	Updated to revised GA Plans- position on the loading door amended	19.08.2022	ASG	PH
Rev.	Description	Date	Drw.	CHK.

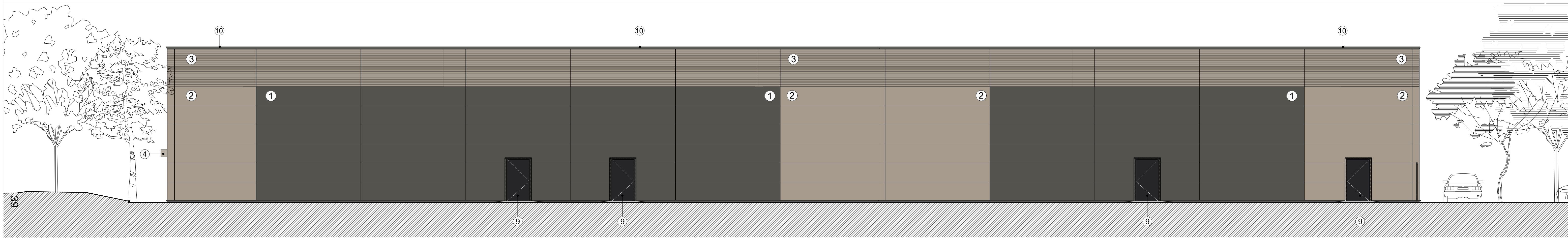
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Project Nigra House Mulberry Business Park, Wokingham			
Drawing Title GA Elevations- Block A		Drawing No. 21821-0313	Revision P-01
Drawn ASG	Checked PT	Paper Size A1	Scale 1:100
Drawing Status PLANNING		Date 28.04.2022	

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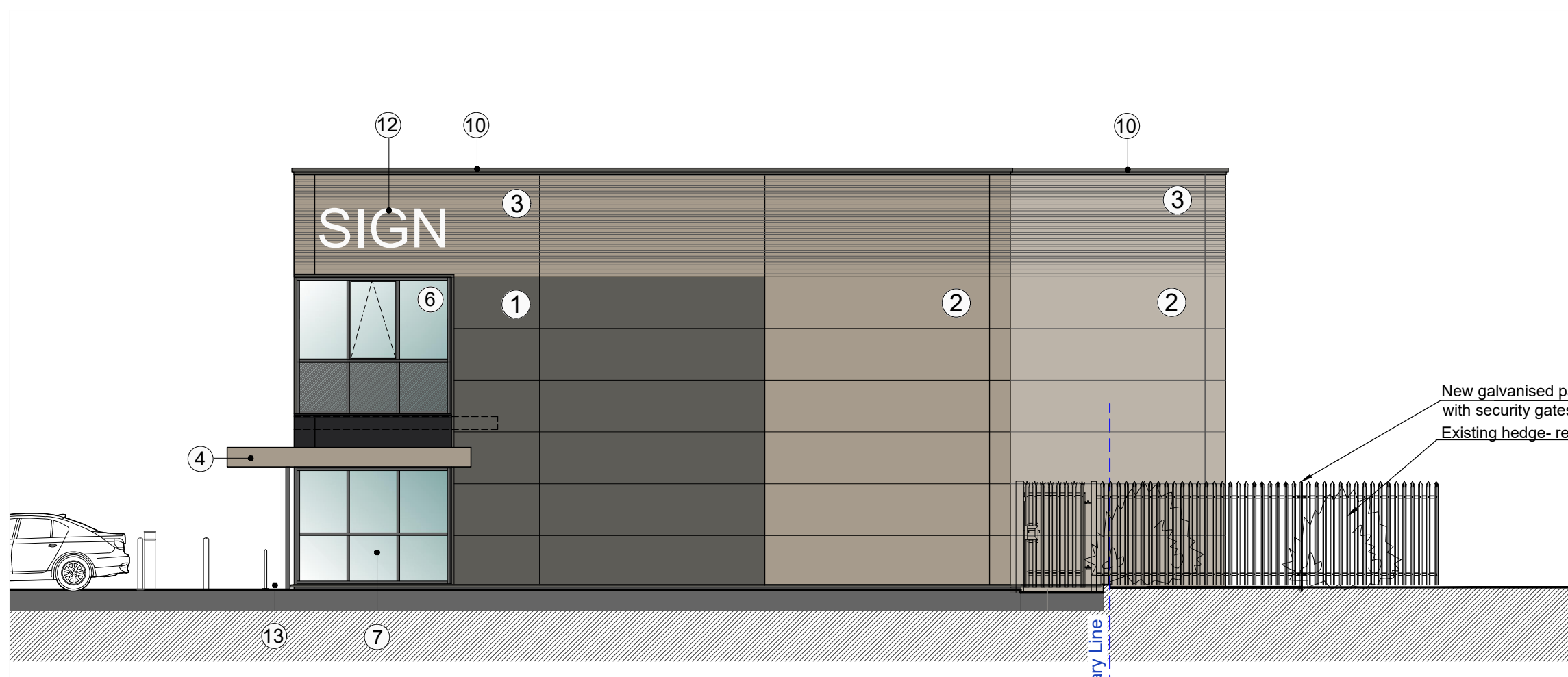




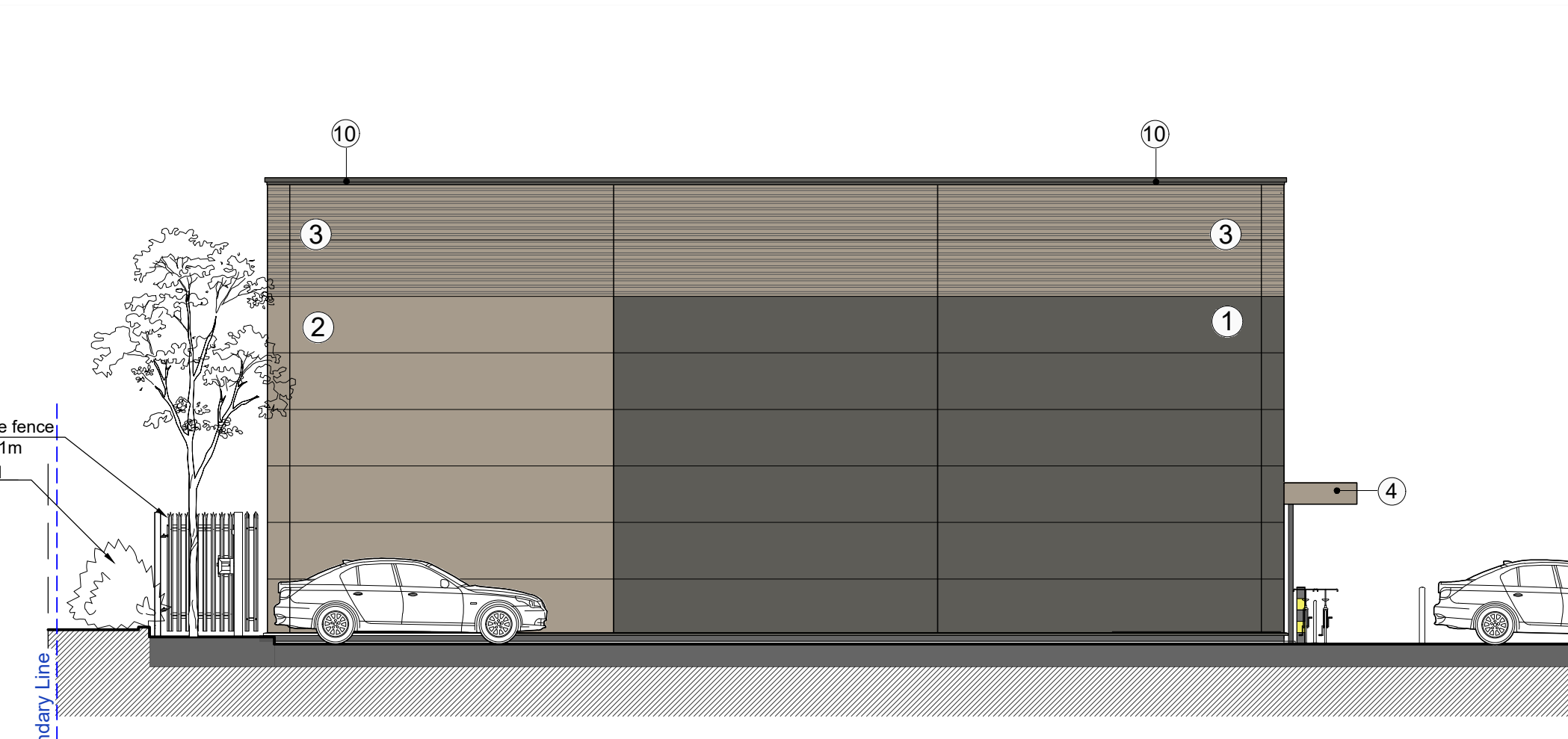
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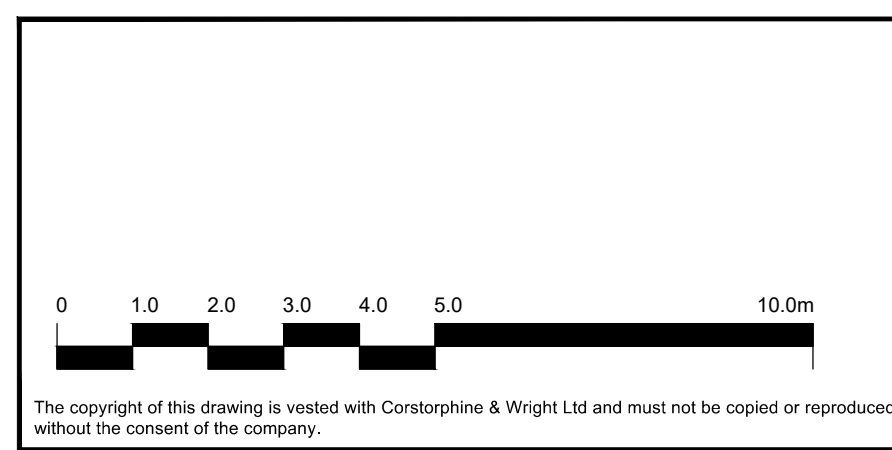


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Scale 1:100

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- ⑪ Individual non-illuminated white acrylic numerals
- ⑫ Signage indicative. Signage details- subject to separate application.
- ⑬ Bicycle single floor rack.
- ⑭ Service Yard hazard band bollards



P-01 Updated to car park layout changes, loading door position revised, entrance in unit b-4 relocated		19.08.2022	ASG PH
Rev	Description	Date	Drw.   Chk.

Client Nigra Centre Ltd			
Project Nigra House Mulberry Business Park, Wokingham			
Drawing Title GA Elevations- Block B			
Drawing No. 21821-0323			Revision P-01
Drawn	Checked	Paper Size	Scale
ASG	PT	A1	1:100
Drawing Status PLANNING			Date 29.04.2022

Client  
Nigra Centre Ltd

Project  
Nigra House  
Mulberry Business Park, Wokingham

Drawing Title  
GA Elevations- Block B

Drawing No.  
21821-0323

Revision  
P-01

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PT

Paper Size  
A1

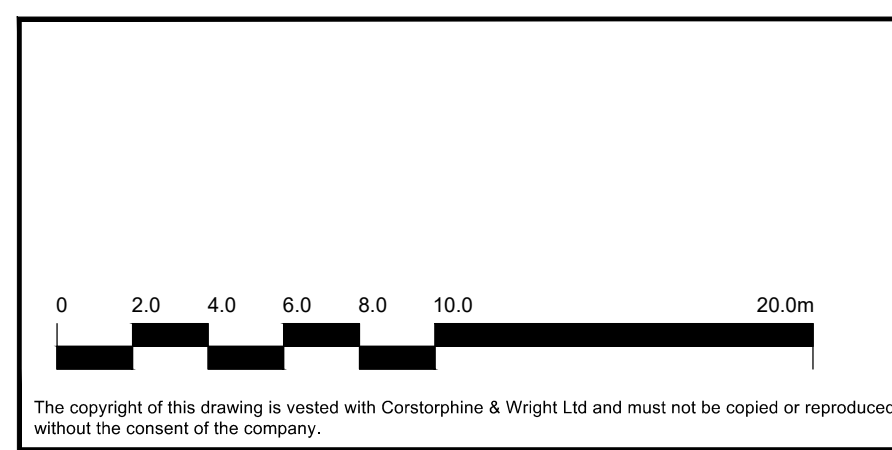
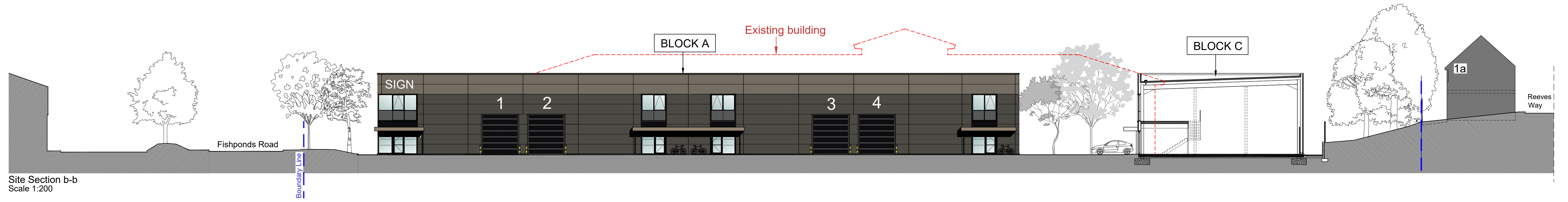
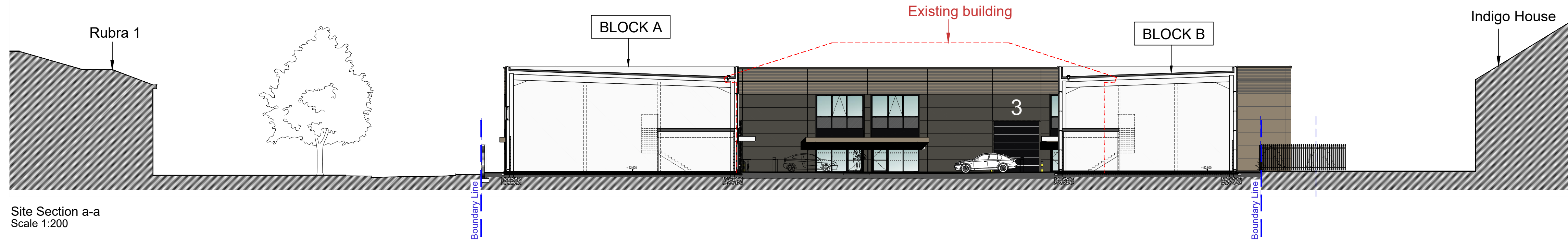
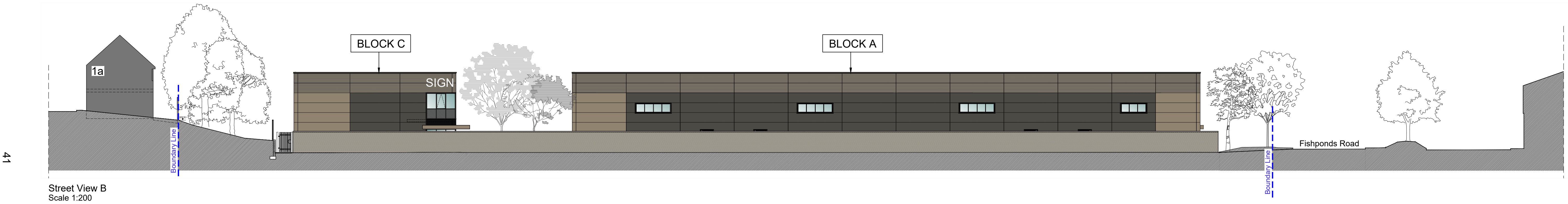
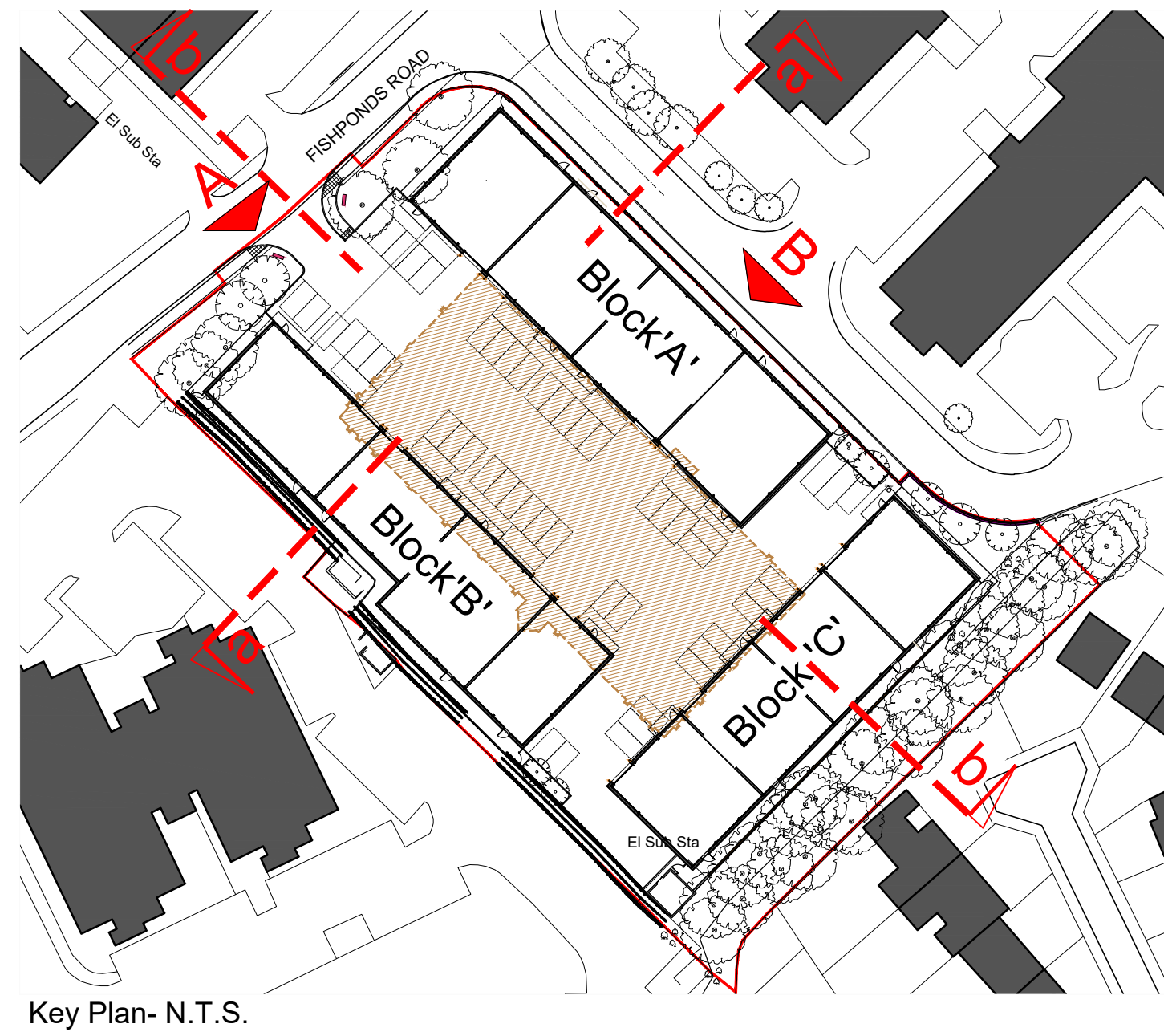
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Date  
29.04.2022

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P-02	Elevations updated to new car park layout	19.08.2022	ASG	PH
P-01	Scale Bar revised	11.05.2022	ASG	PT
Rev.	Description	Date	Drw.	Chk.

Client Nigra Centre Ltd	
Project Nigra House Mulberry Business Park, Wokingham	
Drawing Title Street Views & Site Sections	
Drawing No. 21821-0306	Revision P-02
Drawn ASG	Checked PT
Paper Size A1	Scale 1:200
Date 28.04.2022	

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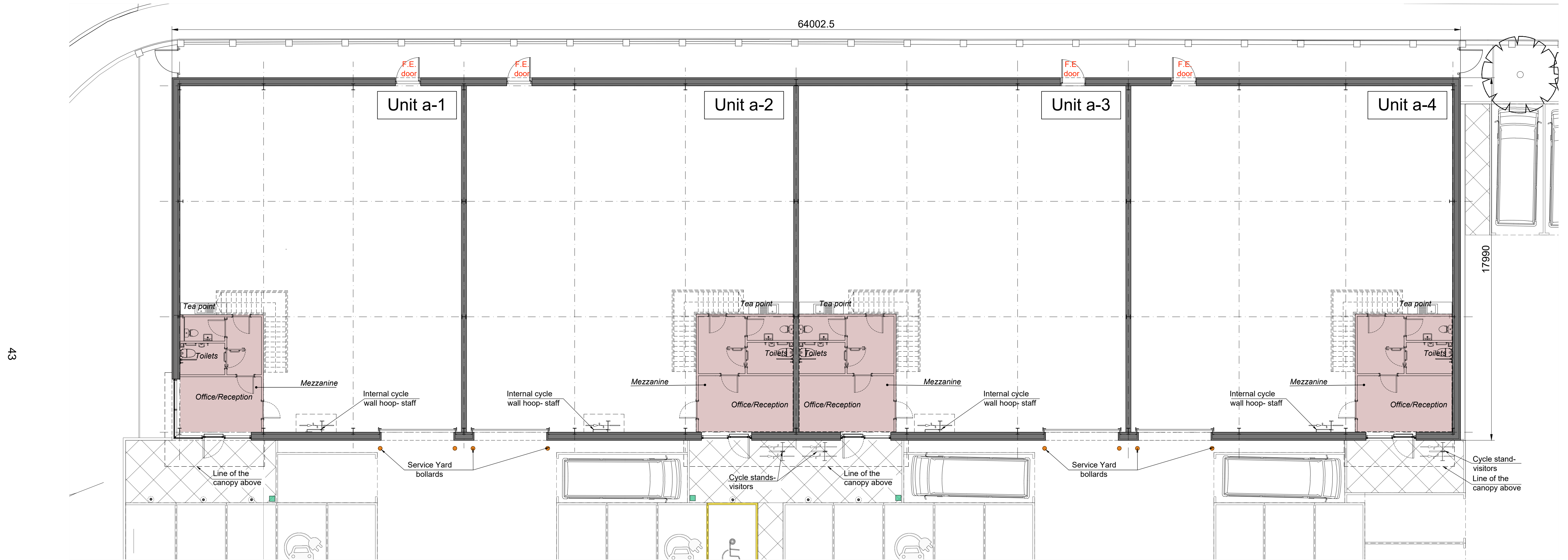


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# BLOCK A

GIA:  
Ground Floor- 1082 sq.m  
Mezzanine- 108 sq.m



BLOCK A  
GA Ground Floor Plan

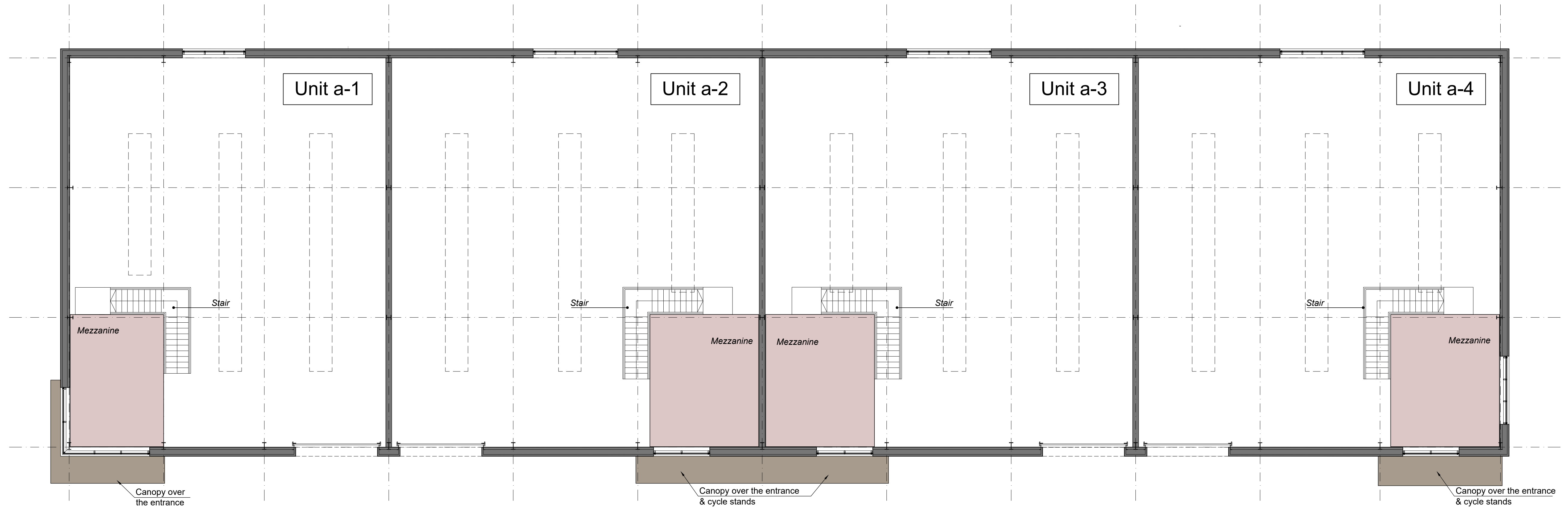
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P-01	Updated to car park layout changed, loading door position revised	19.08.2022	ASG	PH
Rev	Description	Date	Drw	Chk

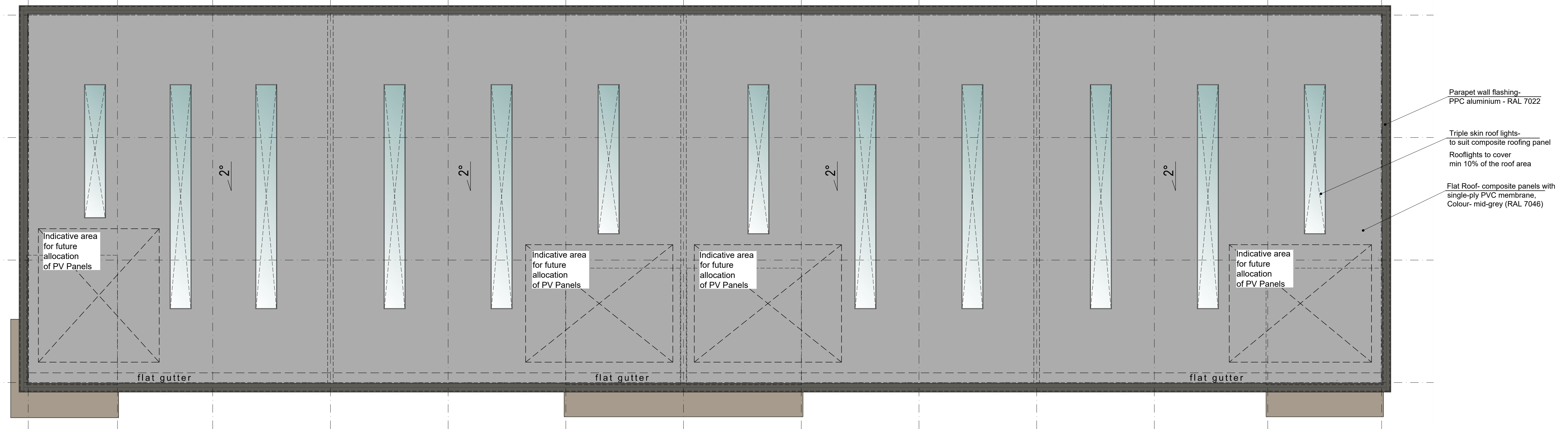
NOTE:  
Internal layouts shown indicatively

Client Nigra Centre Ltd		<b>Corstorphine &amp; Wright</b>	
Project Nigra House Mulberry Business Park, Wokingham			
Drawing Title GA Floor Plan- BLOCK A		Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 corstorphine-wright.com	
Drawing No. 21821-0310		Revision P-01	
Drawn ASG	Checked PT	Paper Size A1	Scale 1:100
Drawing Status PLANNING		Date 29.04.2022	

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GA Mezzanine Plan- Block A  
Scale 1:100



Roof Plan- Block A  
Scale 1:100

45

North arrow pointing up and slightly left. Scale bar from 0 to 10.0m in increments of 1.0m.

Rev	Description	Date	Drw	Chk
P-01	Updated to car park layout changes, loading door position revised	19.08.2022	ASG	PH

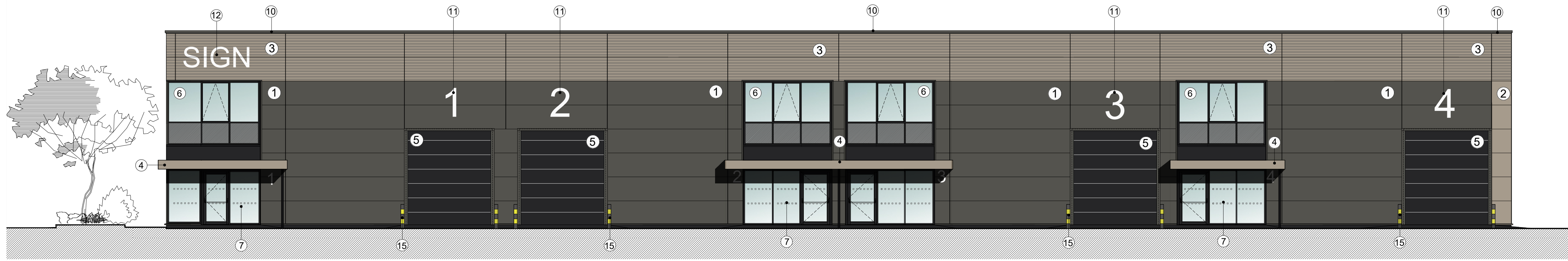
NOTE:  
Internal layouts shown indicatively

Client Nigra Centre Ltd		<b>Corstorphine &amp; Wright</b>	
Project Nigra House Mulberry Business Park, Wokingham			
Drawing Title GA Mezzanine and Roof Plan BLOCK A		Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 corstorphine-wright.com	
Drawing Status PLANNING		Drawing No. 21821-0311	Revision P-01
Drawn EM	Checked ASG	Paper Size A1	Scale 1:100
		Date 29.04.2022	

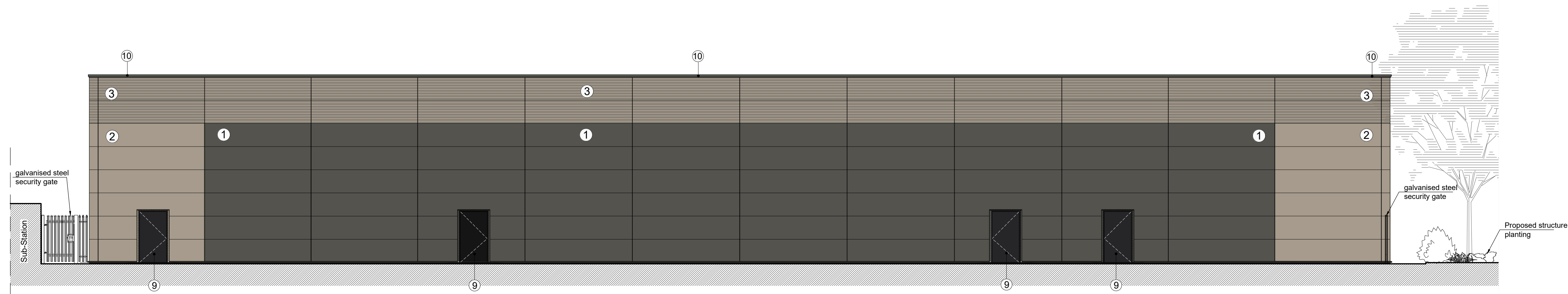
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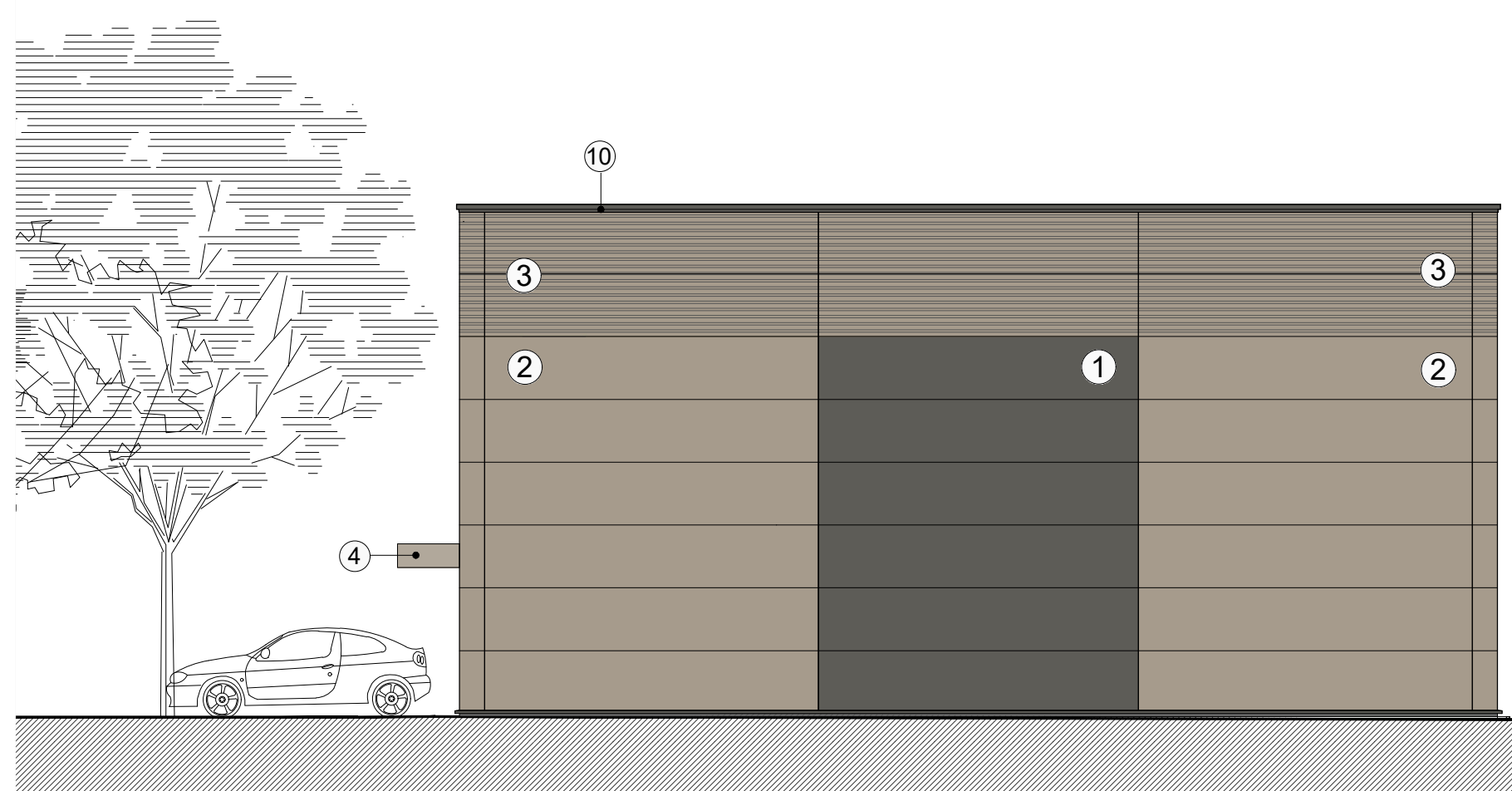




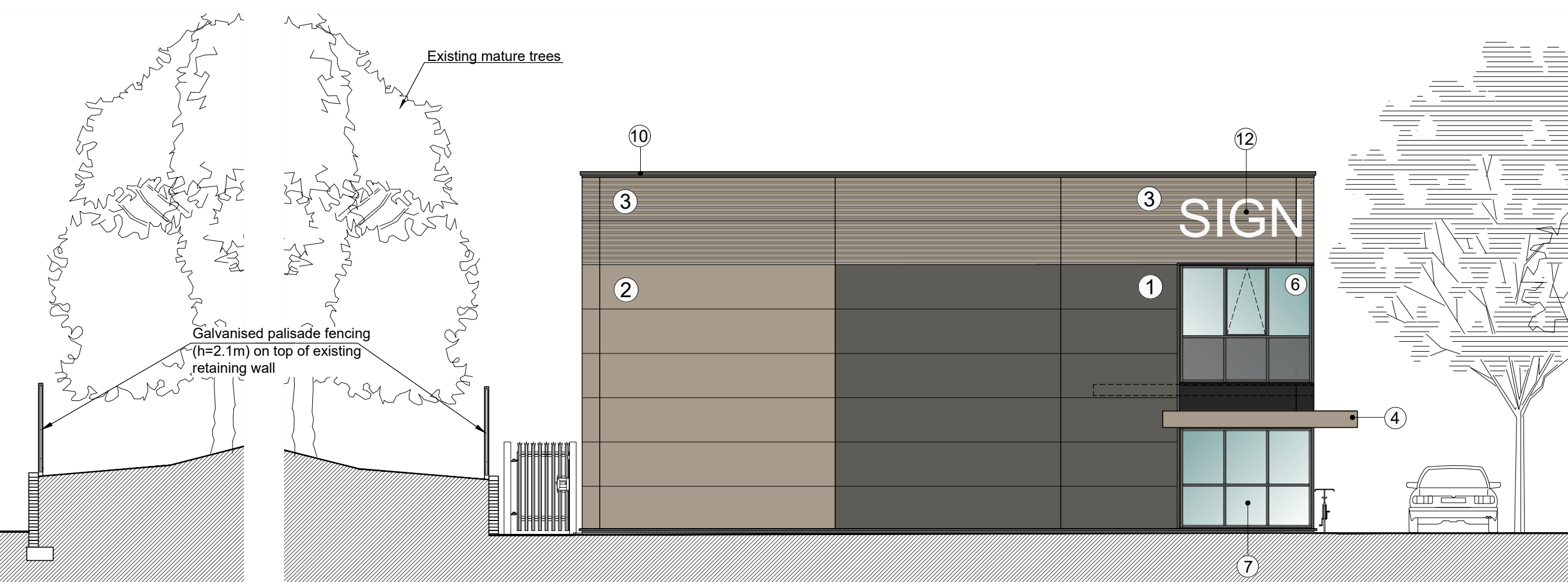
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GA Elevation - Rear (South-East)  
Scale 1:100

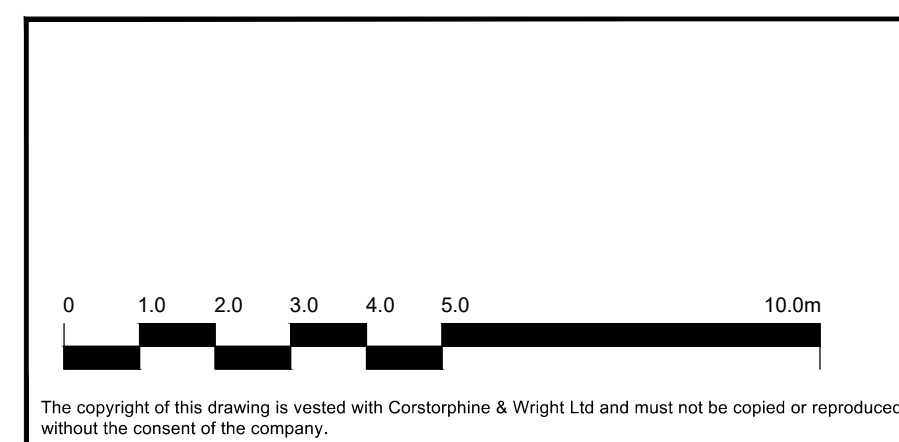


GA Elevation - Side (South-West)  
Scale 1:100



GA Elevation - Side (North-East)  
Scale 1:100

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Rev	Description	Date	Drw	Chk

Client Nigra Centre Ltd		<b>Corstorphine &amp; Wright</b> Warwick Studio Brook Hall, Brook Street, Warwick, CV34 4BL 01926 658 444 corstorphine-wright.com	
Project Nigra House Mulberry Business Park, Wokingham			
Drawing Title GA Elevations- Block C		Drawing No. 21821-0333	Revision P-00
Drawn ASG	Checked PT	Paper Size A1	Scale 1:100
Drawing Status PLANNING		Date 29.04.2022	

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# Agenda Item 42.

Application Number	Expiry Date	Parish	Ward
221788	14 Oct 2022	Arborfield	Arborfield;

<b>Applicant</b>	Charles Vickery
<b>Site Address</b>	Swallowbrook Julkes Lane Arborfield RG2 9JJ
<b>Proposal</b>	Full application for the proposed alterations to land levels to form orchard with raised vegetable beds
<b>Type</b>	Full
<b>Officer</b>	Baldeep Pulahi
<b>Reason for determination by committee</b>	Listed by Councillor Gary Cowen due to concerns over impact of localised flooding as a result of groundwork being carried out.

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 12 October 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place

<b>SUMMARY</b>
<p>This application seeks planning permission for alterations to land levels to form an orchard with raised vegetable beds.</p> <p>The alterations to the land levels would result in an 600mm-700mm increase from ground levels to form two level terraces and will accommodate the growing of apple, pear, cherry, and plum trees.</p> <p>Objections have been received on flooding, drainage, character, and neighbour amenity grounds.</p> <p>The principle of development is acceptable, and the scale of the proposal is appropriate in the context of surrounding development including the impact upon the adjoining Grade II listed building Carters Hill House and its countryside location.</p> <p>In regard to flood risk, this type of development has a vulnerability classification of ‘water compatible’ and the western boundary of the site is partially located in flood Zone 2. No adverse flooding impacts are envisaged as the works are outside Flood Zone 3 and the functional floodplain (Flood Zone 3A). In addition, there are no drainage impacts as there would be no impermeable surfaces.</p> <p>There is no detrimental impact upon neighbouring amenity and the planting of trees to form an orchard is to the satisfaction of the Council’s Tree and Landscape Officer.</p> <p>The development could have minor ecological impacts on common species therefore a Construction Environment Management Plan (CEMP) will need to be submitted as per Condition 3.</p> <p>Conditional approval is recommended.</p>

<b>PLANNING STATUS</b>
<ul style="list-style-type: none"> <li>• Countryside</li> <li>• Adjacent to Listed building (Carter’s Hill House)</li> <li>• Contaminated Land Consultation Zone</li> </ul>

- Flood Zone 2
- Bat Roost Habitat Suitability
- Minerals Site Consultation Area
- Landfill Gas Consultation Zone
- SSSI Impact Risk Zones
- Thames Basin Heaths SPA Mitigation Zones – 7km
- Public Rights of Way - ARBO Byway 4

## RECOMMENDATION

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

**a) The following conditions and informatives:**

***Conditions***

**1. Timescale**

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. Approved Details**

This permission is in respect of the submitted application plans and drawings received by the local planning authority and labelled as follows:

Location Plan Swallowbrook  
 Landscaping Plan May 2022  
 Proposed Topography Plan,  
 Topography Survey received by the Local Planning Authority on 10/06/2022

and

A-A Section Plan  
 B-B Section Plan  
 Proposed Development and EA Flood Data Plan received by the Local Planning Authority on 05/08/2022

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Construction Environmental Management Plan (CEMP)**

No development shall take place (including any further earth moving, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities



- b) Identification of biodiversity protection zones
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

*Reason: To minimise impacts on biodiversity in accordance with paragraphs 179 and 180 of the National Planning Policy Framework 2021.*

### **Informatives**

#### 1. Changes to approved plans

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

#### 2. Pre commencement conditions

Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once 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.

#### 3. Hours of Work

No works 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 08:00-13:00 on Saturdays and at no time on Sundays or Public Holidays.

#### 4. Byway to remain open and all machinery and plant equipment to be stored with the works area.

#### 5. Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

**PLANNING HISTORY** – There is no planning history for the parcel of land outlined in red subject of this application, the planning history relates to the residential dwelling known as Swallowbrook.

<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
173/63	Detached bungalow on site of pair of existing cottages to be demolished	Conditionally Approved 08/11/1963
26340	Single storey extension to provide en-suite bathroom	Conditionally Approved 16/09/1986
210146	Application for a certificate of lawfulness for the proposed erection of a single storey side extension on the northwest elevation; a single storey side and rear extension on the southeast elevation; a rear dormer to facilitate conversion of the loft; 3 no. outbuildings to form a store, office and greenhouse, and a new driveway with 2 no. accesses.	Approved 07/04/2021
211585	Full application for the proposed erection of 1no. two storey detached dwelling with 3no. outbuildings (shed, greenhouse and car port), following demolition of existing dwelling.	Approved 26/07/2021
212760	Application for submission of details to comply with the following condition of planning consent 211585 dated 26/07/2021. Condition 3. External Materials. 4. Landscaping. 5. Protection of trees. 8. Electric vehicle charging strategy.	Replied 29/09/2021
213226	Application to vary condition 2 of planning consent 211585 for the proposed erection of 1no. two storey detached dwelling with 3no. outbuildings including shed, greenhouse, and car port, following demolition of existing dwelling. Condition 2 refers to approved details and the variation is to allow for alterations to external terrace, including the erection of a roof and changes to layout, erection of a first-floor rear balcony, plus changes to fenestration, and the insertion of 18no. solar panels.	Approved 02/12/2021

<b>ENFORCEMENT HISTORY</b>		
Enforcement Investigation No.	Description	Action
RFS/2021/086826	Excavation of land not in accordance with planning permission 211585	Case Closed – No breach 30/11/2021
RFS/2022/087071	Raising ground levels without permission	Case Closed - Application submitted 30/06/2022
RFS/2022/087393	Excavation work and soil / clay remains on site in flood plain area	Case Closed – No breach 04/07/2022

<b>CONSULTATION RESPONSES</b>
<b>Internal</b>
<p>WBC Environmental Health – No objections  WBC Drainage – No objections  WBC Enforcement – No comments received  WBC Ecology – No objections subject to Condition 3  WBC Landscape and Trees – No objections  WBC Public Rights of Way – No comments received  WBC Built Heritage – No objections</p>
<b>External</b>
<p>Berkshire Archaeology – No objections  The Environment Agency- No comments received within statutory time period</p>

<b>REPRESENTATIONS</b>	
Arborfield Parish Council	<ul style="list-style-type: none"> <li>• Flooding risk to neighbouring properties</li> <li>• To consider heritage assessment made in previous application</li> </ul>
Ward Members	<p><u>Comments received by Councillor Gary Cowen:</u></p> <ul style="list-style-type: none"> <li>• Listing request due to concerns over impact of flooding locally as a result of groundwork being carried out</li> </ul>
Neighbours	<p><u>8 neighbour objections have been received on the following issues:</u></p> <ul style="list-style-type: none"> <li>• Proposal will lead to flooding to neighbouring sites</li> <li>• Increased flood risk due to flood water being dispersed by proposed development</li> <li>• Soil on site is clay based (not topsoil) therefore land will no longer function as soakaway from floodwater or rainwater</li> </ul>

	<ul style="list-style-type: none"> <li>• Interference with current drainage (additional weight of soil will make it difficult to maintain drainage pipes)</li> <li>• Area around Barkham Brook is a floodplain</li> <li>• Reducing the volume of floodplain by retaining soil would raise water levels</li> <li>• The existing paddock is not a steep slope</li> <li>• Increasing levels of the paddock with clay based draining materials will increase run off and have a negative impact</li> <li>• Application site and neighbouring sites have already been subject to historic flooding events.</li> <li>• Submitted Flood Risk Assessment is inaccurate in relation to Historic Flooding events</li> <li>• Character impact upon Carters Hill House (Grade II Listed Building)</li> <li>• Planting of trees will overshadow the bottom of the garden at Carters Hill, resulting in loss of light and loss of residential amenity.</li> <li>• Covenants have been put in place following the sale of Swallowbrook and the paddock to endeavour to protect the status of Carters Hill House and for the benefit of the surrounding area this includes the height of boundary fences and any dividing fence. This proposal to raise the ground level goes against these covenants.</li> </ul>
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<b>APPLICANTS POINTS</b>
The proposed development would enable the operation of a sustainable rural enterprise and would not result in an adverse impact on the character of the area, including its countryside and landscape setting.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP3</b>	General Principles for Development
	<b>CP7</b>	Biodiversity

	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP11</b>	Proposals outside development limits
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC03</b>	Green Infrastructure, Trees, and Landscaping
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide

<b>PLANNING ISSUES</b>
<p><b>Background</b></p> <p>1. Planning permission was granted in 2021 for the erection of a detached dwelling at the site known as Swallowbrook. Following an Enforcement Investigation under ref: RFS/2022/087071, it was established that the ground level was being raised using material from the construction related to planning permission 211585. The alteration in the levels is an engineering operation that requires planning permission.</p> <p><b>Site Description</b></p> <p>2. The application site comprises of 0.11 hectares of undeveloped land (referred to as a paddock) to the rear of the residential property known as Swallowbrook.</p> <p><b>Proposal</b></p> <p>3. The proposal involves the reprofiling of the upper part of a paddock located to the rear of the residential property and the Barkham Brook. The lower part of the paddock does not form part of the site but is within the applicant's land ownership.</p> <p>4. The proposal will include a reduction in the gradient of the site in order to accommodate the growing of apple, pear, cherry, and plum trees, including raised vegetable beds, cumulatively forming an orchard.</p> <p>5. The landscaping will involve the creation of two-level terrace areas with slopes between them. The submitted plans identify the two-level terrace areas in blue and green.</p> <p>6. The lower terrace area highlighted in blue will be 700mm above ground level (41.6 AOD to 42.3 AOD).</p>

7. The upper terrace area highlighted in green will be 600mm above ground level (42.6 AOD to 43.2 AOD).

### **Principle of Development**

8. 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 (MDD) 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.
9. The application site is within the countryside and policy CP11 of the Core Strategy states *'In order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted'* apart from the exceptions listed within the policy. One of the exceptions is 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; and
  - 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvements; or
  - 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
  - 5) In the case of replacement dwellings, the proposal must:
    - i) Bring about environmental improvements
    - ii) Not result in inappropriate increases in the scale, form or footprint of the original building
  - 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
  - 7) Affordable housing on rural exception sites in line with CP9.
10. The submitted Cover Letter refers to the proposal meeting the objectives of a sustainable rural enterprise i.e., the sale of surplus fruit from the orchard however the Council is of the view the commercial use of the orchard will trigger the requirement for a new planning application.
11. The submitted Cover Letter further goes onto state the proposal complies with Criterion 2 i.e., does not lead to excessive encroach or expansion of development away from the original buildings. It is noted here the original building as per the definition *"in relation to a building existing on 1 July 1948, as existing on that date and, in relation to a building built on or after 1 July 1948, as so built"* has been demolished, however the proposal will be concentrated to the north of the site at the rear with an approximate 15 metre distance from the dwellinghouse (approved under 211585) which is currently under construction.

12. Overall, the Council consider the proposal will preserve the openness and rural character of the countryside and as such complies with the National Planning Policy Framework 2021 and Policy CP11 of the Core Strategy 2010.

### **Character and appearance including landscaping**

13. Paragraph 170(b) of the National Planning Policy Framework requires that planning applications enhance the natural and local environment by '*recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

14. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, retain existing trees, and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

15. The site is in the countryside and comprises a small field in an area of open agricultural land to the rear of Swallowbrook and Carters Hill House. The natural gradient of the land slopes away from the dwellings to fields beyond to the south. There are hedges and some trees to the south-eastern and western boundaries, but the remaining boundaries are open.

16. The proposals include partially levelling the parcel of land to the northeast and the garden boundaries to provide an even surface for planting an orchard and placing vegetable beds. The Council's Landscape Officer raises no objections for the use of the land as an orchard, and the spacing shown for the trees on the submitted plans is acceptable. No further planting plan or details are required by the Council's Landscape Officer.

17. The proposal will have limited visibility from the rear of the wider site, however given the minor change in land levels and suitable tree planting; the proposal would not result in a detrimental impact upon the character of the area, nor the countryside setting and would help to improve the landscape character of the application site.

### **Heritage**

18. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, Paragraphs 192-196 of the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, including their views and setting.

19. Objections have been raised that the proposal will have a detrimental impact on the historic topography of the rear aspect and surrounding land including impact upon the character of Carters Hill House.

20. The site is an area of grassland of a roughly rectangular shape with its length orientated in north-westerly direction across and beyond the south-western boundary of the grounds of Carters Hill House, a Grade II listed building that is approximately 20 metres from the boundary.

21. Given the nature of the proposal, to alter the land levels for use as orchard with raised vegetable beds, and the intervening distance between the site and the listed building, it is considered its immediate setting would remain unaffected. As such no objections are raised by the Council's Built Heritage Officer on heritage grounds.

### **Neighbour Amenity**

22. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

23. Objections have been raised the planting of trees will overshadow the bottom of the garden at Carters Hill, resulting in loss of light and loss of residential amenity.

24. In reference to this point, the Council's Landscape Officer has stated it is unlikely the number of proposed trees will result in a detrimental overshadowing impact upon the garden of Carters Hill with fruit trees usually having a medium canopy coverage as opposed to a dense canopy coverage. It is considered that the proposed trees will be maintained at a height where the fruit can be reached without difficulty.

25. In respect of noise and other disturbance, this would be limited to the engineering operation required to contour the land, and therefore would not result in any long-term harm. It is suggested an informative is included to keep construction work associated with the development within the standard hours of 08:00-18:00 Monday to Fridays, 08:00-13:00 Saturdays and no work on Sundays and public holidays.

26. Overall due to the nature of the works and the sufficient separations distances to the residential plots adjoining the application site, the development would not result in any significant impact on the amenity of the occupiers of neighbouring dwellings on grounds of overlooking, loss of light or overbearing.

### **Highways Access and Parking Provision**

27. No soil would be transported from land outside the application site or the connecting property of Swallowbrook. Whilst there will be a need to bring trees on site to complete the works, this is not development and can be undertaken at any time, furthermore there will only be a minimal number of traffic movements during the construction phase and no long-term increase in traffic movement once works are completed. As such there are no unacceptable highway safety implications.

### **Flood Risk and Drainage**

28. Section 10 of the NPPF, Policy CP1 of the Core Strategy and Policies CC09 and CC10 of the MDD requires flooding protection, sustainable drainage methods and the minimisation of surface water flow.

29. The applicant has submitted a Flood Risk Assessment (ref P22431\_R1), this has been reviewed by the Council's Drainage Officer. The application is predominately located within Flood Zone 1, with the western boundary of the site being partially located within Flood Zone 2. The principle source of flood risk in the vicinity of the site is Barkham Brook, located southwest of the site. The Council's Drainage Officer has stated the development has a vulnerability classification of 'water compatible'.



30. The Flood Risk Assessment refers to the 1 in 100 year + 14% scenario being 41.4m aOD. On this basis the Council's Drainage Officer raises no objections on the development as the works themselves are outside Flood Zone 3 and the functional floodplain (Flood Zone 3A). *(N.B. the 14% scenario has been put forward following changes by the Environment Agency on the climate allowances for different catchments).*

31. In terms of drainage, there would be no impermeable surfaces created by the recontouring, and for the following reasons, the level tree planted terraces cannot be expected to generate as much surface water runoff as the existing unplanted steeper slope:

- Canopy cover interception – Slowing rain before it makes contact with the ground; and
- Root system infiltration – Roots help water penetrate deeper into the soil at a faster rate under and around trees. This means less surface run-off and more water storage in the soil.

32. For this type of development in this location, the Government Planning Practice Guidance advises that standing advice should be followed in conjunction with an assessment by the Lead Local Flood Authority. In this case the development does not conflict with the requirements of this standing advice

### **Ecology**

33. Policy TB23 of the MDD required the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider greener infrastructure network.

34. The proposal seeks to change land levels on the site to create an orchard using the soil from previous excavations on the site. The site appears to be grassland covered with mounds of soil and is likely to be much more beneficial for wildlife.

35. The proposals would have minor adverse ecological impacts on small numbers of common species of reptiles and amphibians (such as common frog and slow worm); therefore, the Council's Ecology Officer requires a Construction Environment Management Plan (for biodiversity purposes) is submitted prior to development. This is secured by Condition 3.

### **Environmental Health**

36. No objections are raised by the Council's Environmental Health Officer on the proposal, it is noted that the wider site is located approximately 140m from an area of filled ground known as Park Farm Carters Hill and therefore falls within a landfill gas consultation zone. Given the distance to the site and level of risk it is not considered that gas protection measures will be required.

### **Archaeology**

37. The application site is one of the archaeological potential and is within a 1km radius of the site and lying in close proximity to Area of High Archaeological Potential as designated by Policy TB25 of the Council's Managing Development Local Plan.

38. The applicant has clarified there will be no excavation other than as necessary to install sufficient drainage channels just below the surface of the land in order to drain the land. On this basis the Council's Archaeology Officer raises no objections to the proposal.

#### **Public Right of Way**

39. The proposal will not have an impact to the byway (Julkes Lane) or the public footpath. An informative is included to ensure the byway is kept open and all machinery is to be within the works area only.

#### **Thames Basin Heaths Special Protection Area**

40. The site is located within 7km of the TBH SPA however the proposal does not relate to a net increase in residential development therefore no objection is raised.

#### **Community Infrastructure Levy**

41. The proposal does not involve any internal floorspace and therefore is not liable for CIL.

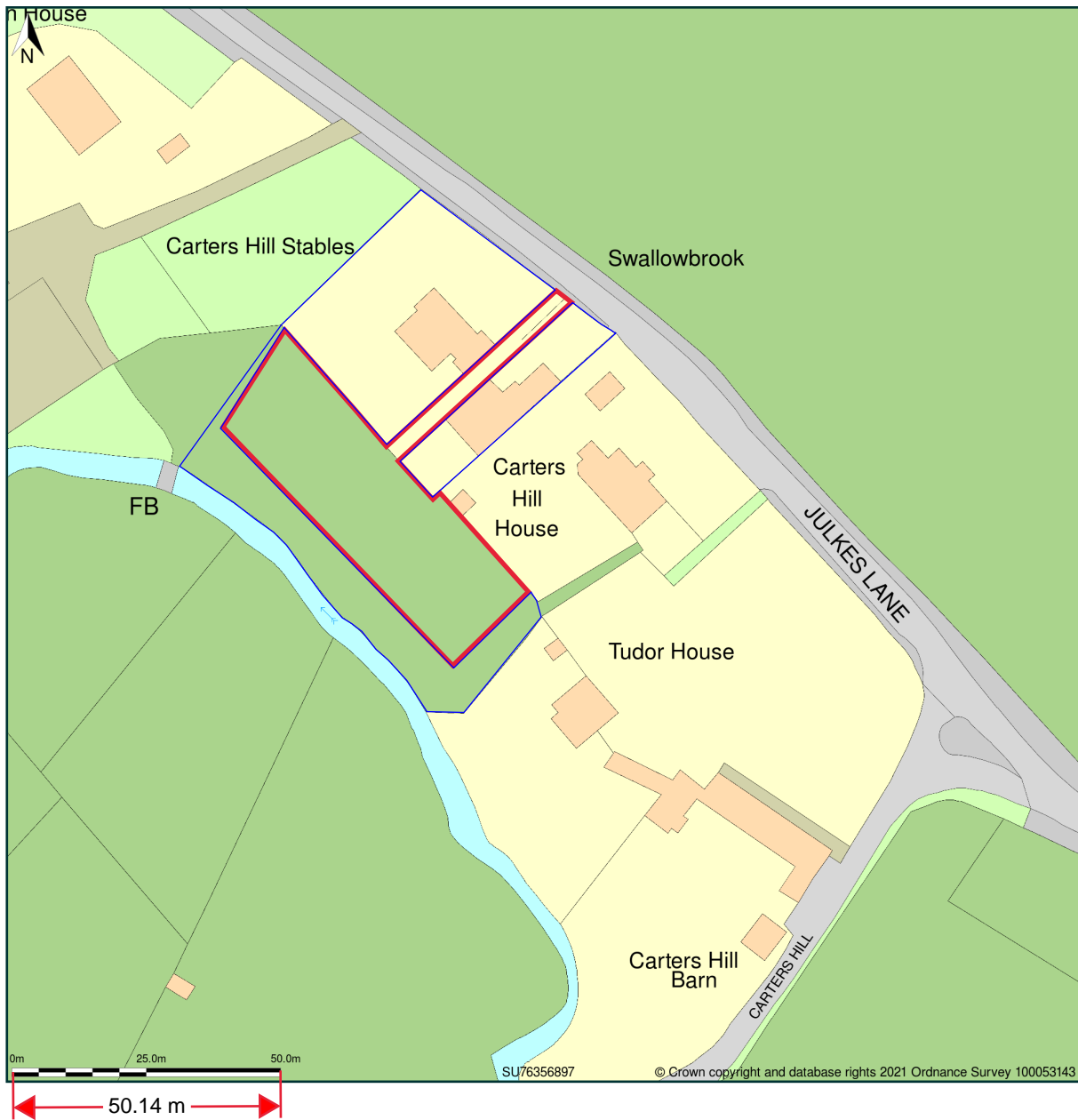
#### **The Public Sector Equality Duty (Equality Act 2010)**

42. In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

#### **CONCLUSION**

43. The alterations to the ground levels are considered acceptable on flooding, drainage, landscaping, and neighbour amenity aspects. Therefore, it is recommended that this application is approved subject to the above conditions as it accords with the National Planning Policy Framework and the Council's Development Plan policies.

Swallowbrook, Julkes Lane, Carters Hill, Arborfield, Wokingham, RG2 9JJ



Site Plan shows area bounded by: 476252.91, 168876.34 476452.91, 169076.34 (at a scale of 1:1250), OSGridRef: SU76356897. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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LEGEND

- AV As Vials
- BB Ballois Beacon
- BI Bin
- BL Bollard
- BP Brick Pillar
- BRP Brick Paving Slabs
- BS Bus Stop Shelter
- BW Brick Wall
- CRW Brick Retaining Wall
- CBF Concrete Boarded Fence
- CC CCTV Camera
- CLF Chain Link Fence
- CONC Concrete
- CONC Concrete Ret. Wall
- CRW Concrete Wall
- EP Epig Herd
- EP Electric Pole
- FB Flower Bed
- FL Flag Light
- FS Flag Staff
- GC Goochath
- HW Headwall
- IC Inspection Cover
- IF Invert
- IRF Iron Retaining Fence
- KB Kerb West Inlet
- LB Libr Bin
- MB Manhole
- MB Manhole Telecom
- MC Manhole Cable
- ME Manhole Electricity
- MF Manhole Fuel
- MH Manhole General
- MI Manhole Inlet
- MS Manhole Surface Water
- MW Manhole Water Supply/Water
- OC Overhead Cable
- P Post
- PB Post Box
- RE Road Eye
- RB Road Gully
- RS Road Sign
- PRF Post & Rail Fence
- RS Road Sign
- WFF Wire Fence
- SMP Sheet Metal Piling
- S Soil Level
- SP Sign Post
- SV Stop Valve
- TH Threshold Level
- TL Traffic Light
- TP Telegraph Pole
- TSR Tubular Street Railings
- TV Cable TV Point
- TC Traffic Camera
- VA Vent
- VP Valve
- W Water Level
- WFF Wire Fence
- W Washdown
- WPR Wooden Post & Rail

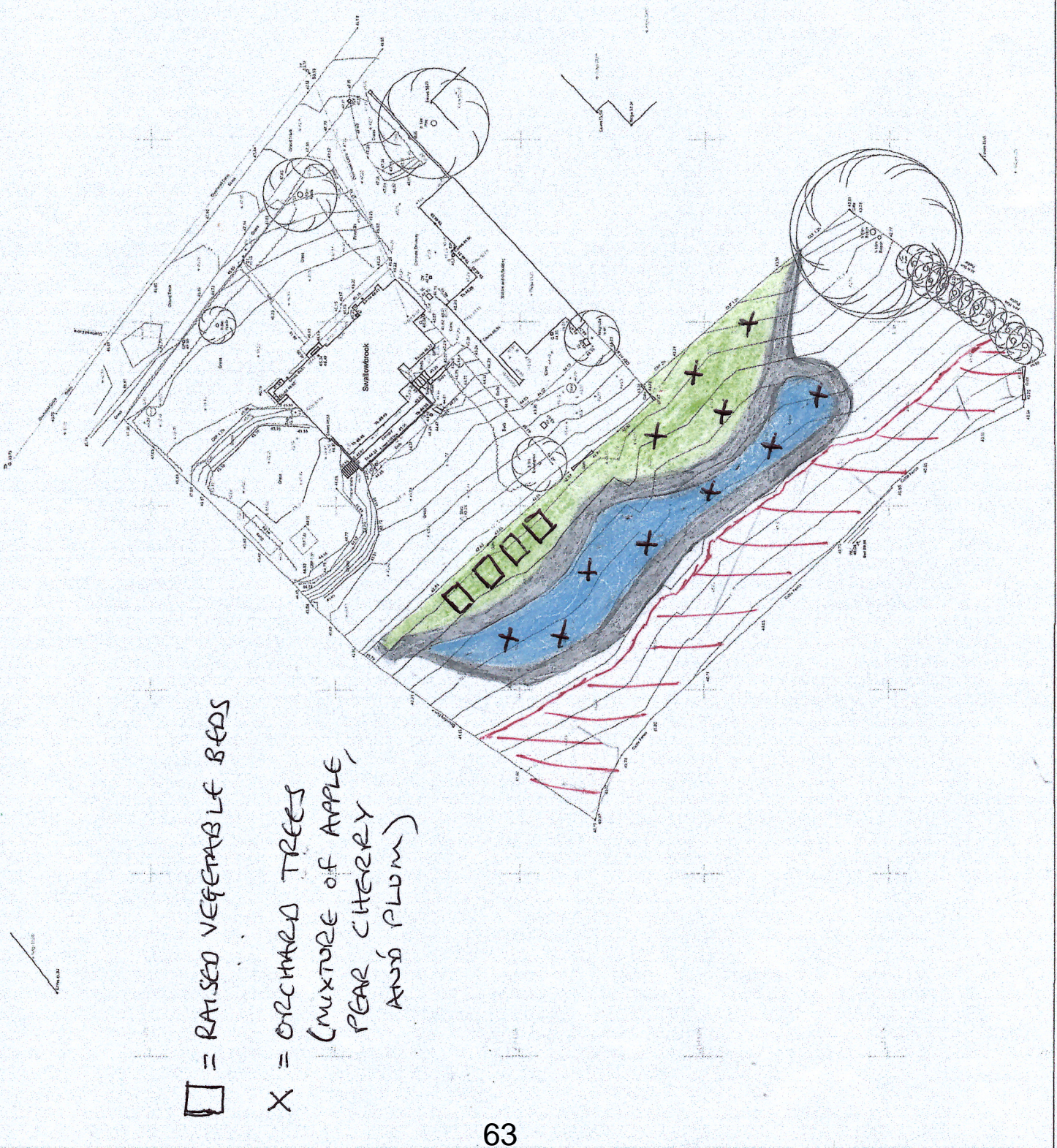
NOTES

1. The Grid is based on using OSTN15 & OSGrids on the OS Active Network
2. All levels are related to OS Datum (Newlyn)

Rev	Date	Description	Checked

**geopoint.**  
Geospatial Engineering & Surveying

Client	Charles Vickery
Project	Swallowbrook, Carters Hill
Type	Topographical Survey
Drawing No.	Geo20/071
Scale	1:1000
Drawn By	DAK
Checked By	JAV
Drawn Date	14/03/20
Checked Date	14/03/20
Drawn By	DAK
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Drawn Date	14/03/20
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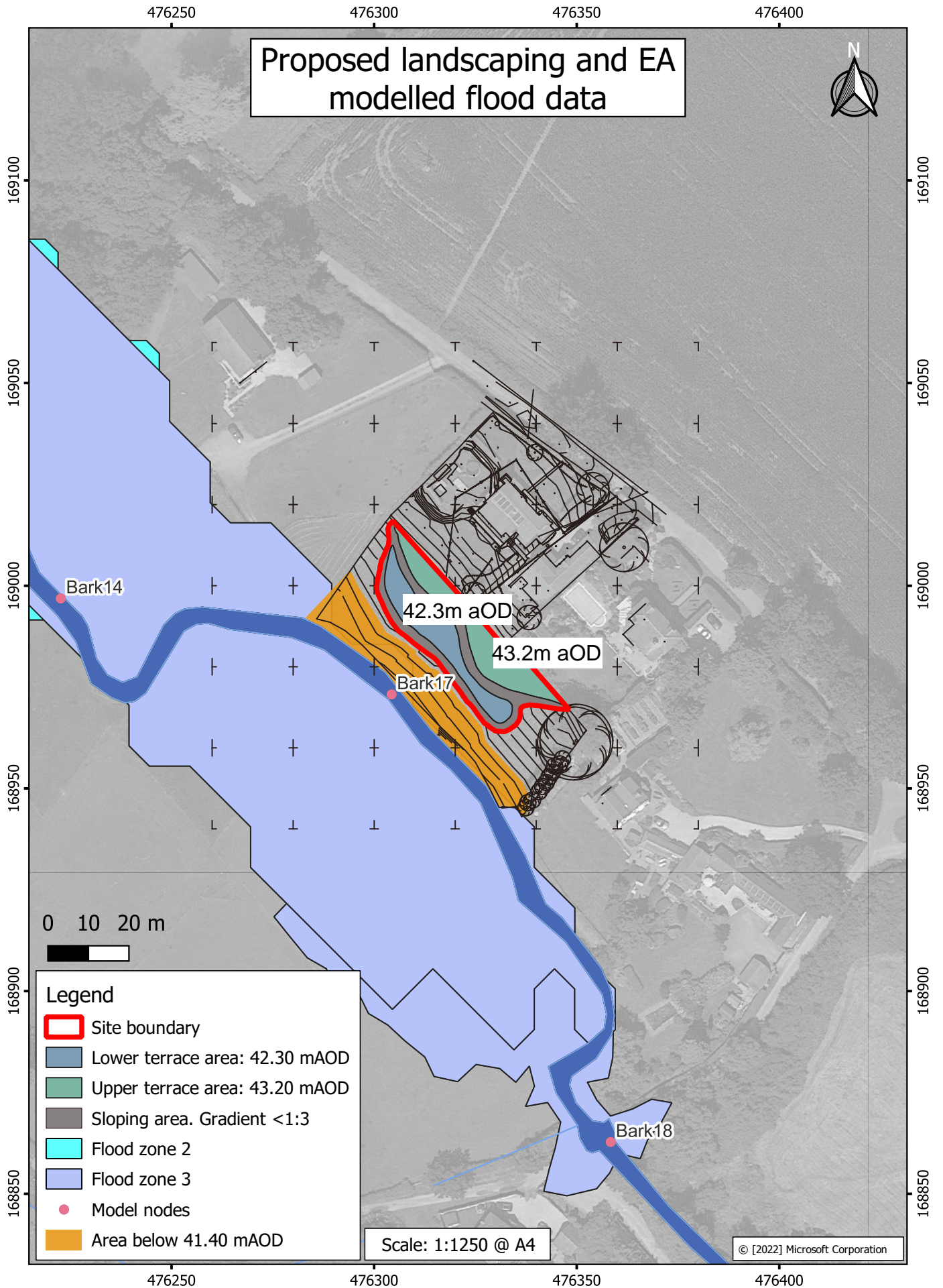


= RAISED VEGETABLE BEDS

X = ORCHARD TREES  
(MIXTURE OF APPLE,  
PEAR, CHERRY  
AND PLUM)



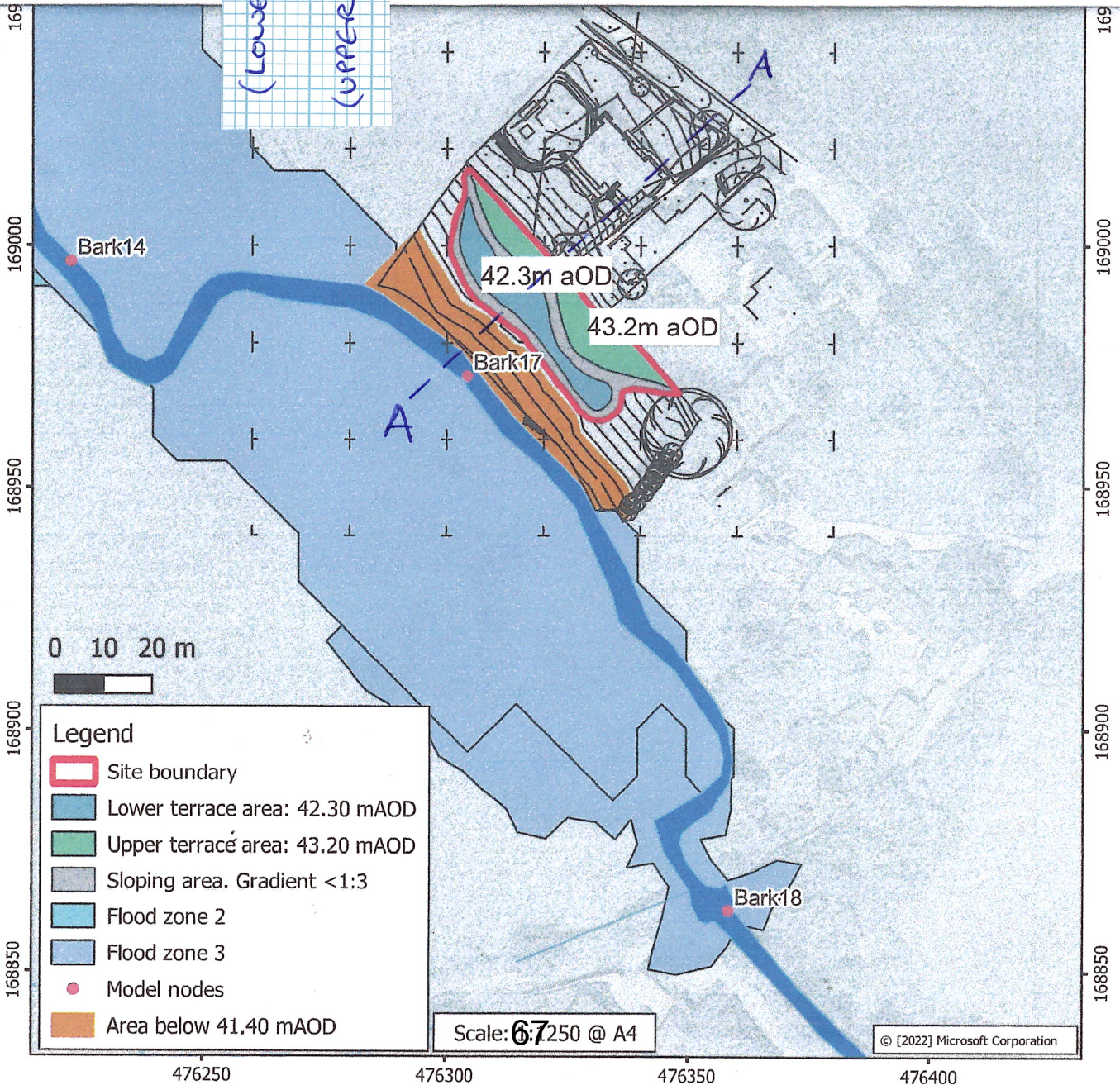
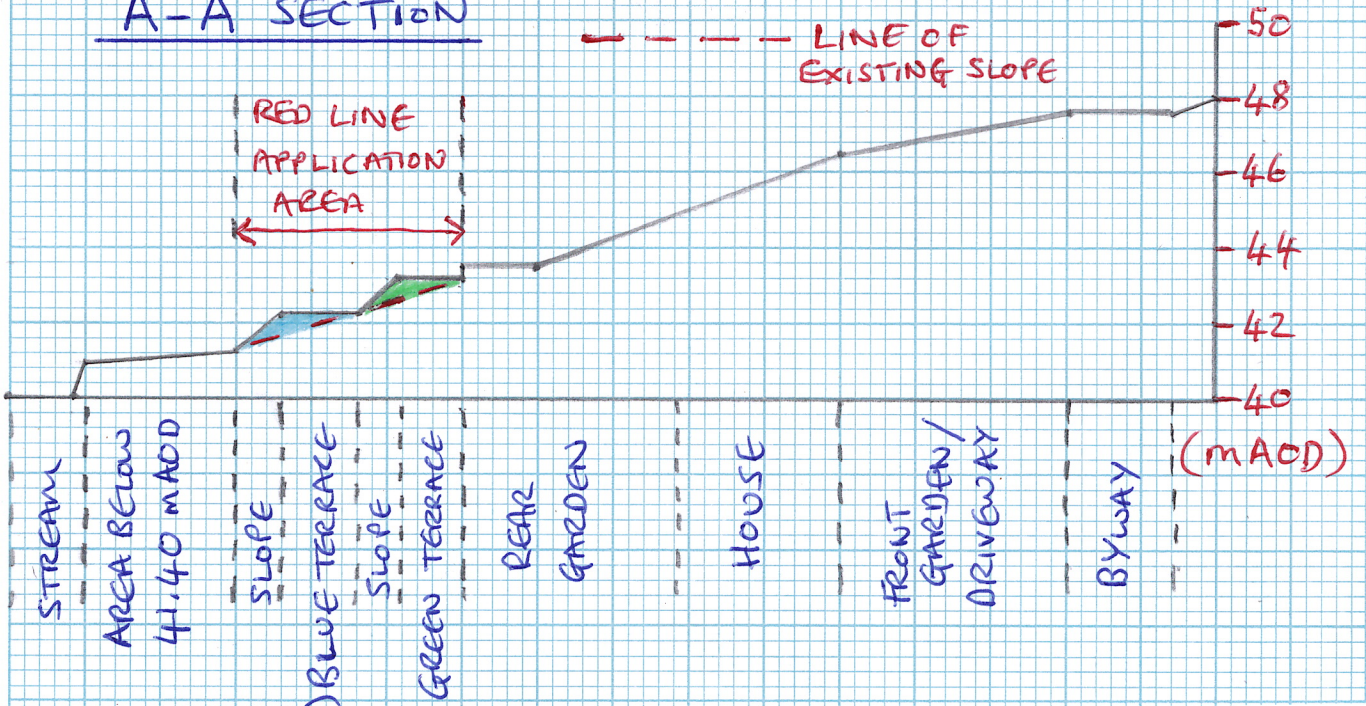
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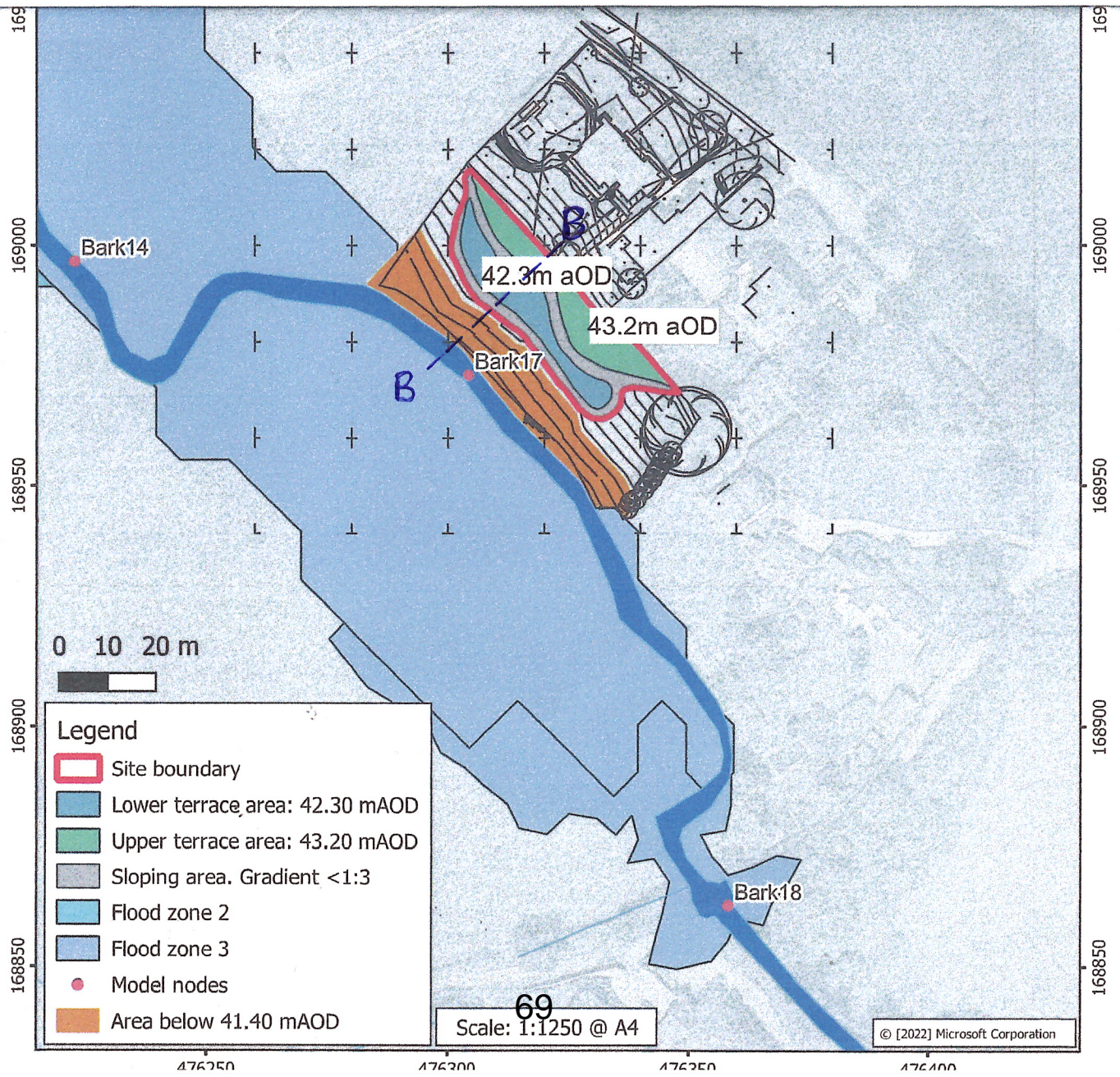
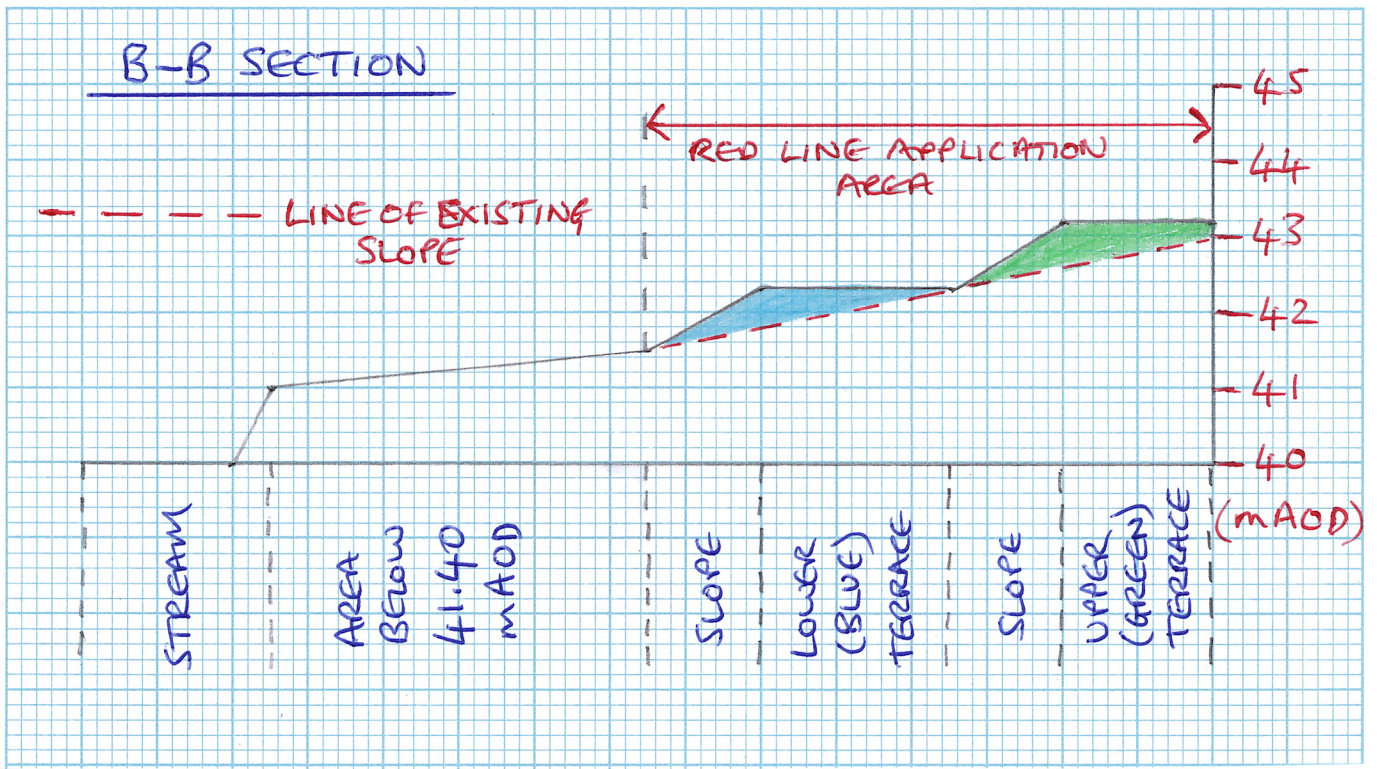
# A-A SECTION





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PLANNING REF : 221788  
PROPERTY ADDRESS : Arborfield Village Hall  
: Eversley Road, Arborfield  
: RG2 9PQ  
SUBMITTED BY : Arborfield & Newland Parish Council  
DATE SUBMITTED : 20/07/2022

COMMENTS:

The Council raise concerns over the impact this application might have to neighbouring properties, which may be at increased flooding risk due to floodwater being dispersed by this proposed development. We also draw your attention to the comments raised in the Heritage Assessment dated 19-06-2021 under planning reference 211585.

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# Agenda Item 43.

Application Number	Expiry Date	Parish	Ward
222321	30/09/2022	Woodley	Coronation

<b>Applicant</b>	Mr J Southwell
<b>Site Address</b>	52 Mannock Way Woodley RG5 4XW
<b>Proposal</b>	Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential.
<b>Type</b>	Full
<b>Officer</b>	Baldeep Pulahi
<b>Reason for determination by committee</b>	Listed by Councillor Keith Baker for the following reasons if minded to refuse the application: <ul style="list-style-type: none"> <li>• Land is owned by the developer and is not nature reserve</li> <li>• The area is not defined as woodland</li> <li>• No detrimental impact upon trees</li> <li>• The settlement boundary movement to accommodate this application would be minor</li> <li>• There is precedent in Cody Close</li> </ul>

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday 12 <sup>th</sup> October 2022
<b>REPORT PREPARED BY</b>	Operational Lead Development Management
<b>RECOMMENDATION</b>	<b>Refusal</b>

<b>SUMMARY</b>
<p>The application is for the erection of a two-storey side extension and single-storey front and rear extension and accompanied by the change of use of adjoining land to residential to accommodate the extension.</p> <p>The adjoining land to the northwest is classified as Ancient Woodland and Aldermoor's Local Nature Reserve. The proposed extension would extend into the buffer zone of this woodland and nature reserve.</p> <p>Ancient woodland is an area that has been wooded continuously since at least 1600 AD and is an irreplaceable habitat as noted in NPPF paragraph 180 (c):</p> <ul style="list-style-type: none"> <li>- <i>“development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists;”</i></li> </ul> <p>This proposal is likely to result in adverse deterioration of ancient woodland and it does not meet the test for exceptional reasons. This would have measurable adverse landscape and ecological impacts. On this basis the proposal is being recommended for refusal.</p>

<b>RELEVANT PLANNING HISTORY</b>		
Application No.	Description	Decision & Date
08308	Outline Application	Conditionally Approved 30/10/1979
23796	Outline Application – Phase 4	Conditionally Approved 25/07/1985
31807	Terraced housing and parking	Conditionally Approved 18/01/1989
151733	Proposed erection of a two-storey side extension to dwelling	Not proceeded with
221128	Full application for the proposed erection of a single storey front extension, single storey rear extension, two storey side extension, and change of use of amenity land to residential	Withdrawn 27/07/2022

<b>DEVELOPMENT INFORMATION</b>	
<b>CONSTRAINTS</b>	Major Development Location Countryside Ancient Woodlands Contaminated Land Consultation Zone Bat Roost Habitat Suitability Local Nature Reserves Local Wildlife Site Nuclear Consultation Zone Public Open Space SSSI Impact Risk Zones Adjacent to TPO 38-1971

<b>CONSULTATION RESPONSES</b>
<b>Internal</b>
WBC Highways – No objections WBC Landscape and Trees – Recommend Refusal due to impact upon Ancient Woodland and Insufficient Tree Information. See Reason for Refusal 1 and 2. WBC Ecology – Recommend Refusal due to impact upon Ancient Woodland. See Reason for Refusal 3.
<b>External</b>
Woodland Trust – No comments received under this application ( <i>comments received under 221128 with a recommendation for refusal see below in Landscape and Trees section</i> ) Berks, Bucks & Oxon Wildlife Trust – No comments received Forestry Commission – As a Non-Ministerial Government Department, the Forestry Commission provide no opinion supporting or objecting to an application.



<b>REPRESENTATIONS</b>	
Woodley Town Council	<p>Do not recommend the application is refused however note the following concerns:</p> <ul style="list-style-type: none"> <li>• The development may not provide sufficient on-site/ off-road parking provisions</li> </ul> <p><i>Officer comment: The Council's Highways Officer has raised no objections on the parking provision.</i></p> <ul style="list-style-type: none"> <li>• Whether this land was amenity land; regardless of whether the land forms part of the nature reserve, it was not built on during the initial development. The Committee reasoned that, if the land was originally intended to be amenity land and not to be built on, then the application should be refused, and the land remain as amenity land</li> </ul> <p><i>Officer comment: These approved plans in the original approval (ref: 31807) appear to indicate that the land was allocated as amenity land. However, through the passage of time, this is no longer reflected on the ground as there is restricted public access and growth of the woodland.</i></p> <ul style="list-style-type: none"> <li>• Whilst the land may not officially form part of the nature reserve, the area is home to wildlife and any development will impact negatively on this</li> </ul> <p><i>Officer comment: The Council's Ecology Officer has recommended refusal on the proposal, and this is covered in the Ecology section of the report.</i></p>
Ward Member(s)	<p><u>Comments received by Councillor Keith Baker listed below:</u></p> <ul style="list-style-type: none"> <li>• Support for the application</li> <li>• The adjoining land is owned by Taylor Wimpey and would not be built on part of the Aldermoor's Nature Reserve.</li> </ul> <p><i>Officer comment: Regardless of land ownership this part of land is part of woodland and is within the Ancient Woodland buffer zone.</i></p> <ul style="list-style-type: none"> <li>• The adjoining land does not meet the definition of Woodland as defined by the UK Forestry Standard</li> </ul> <p><i>Officer comment: The Council's Trees Officer has confirmed that the land is classified as Ancient Woodland, and this is confirmed on the Natural England Ancient Woodland register.</i></p>

	<p>See 'Landscape and Trees' section of the report for further consideration.</p> <ul style="list-style-type: none"> <li>• The tree report confirms it has no detrimental effect on any tree as they are all too far away.</li> </ul> <p><i>Officer comment: See 'Landscape and Trees' section of the report for further explanation of the anticipated impacts of the proposal.</i></p> <ul style="list-style-type: none"> <li>• The settlement boundary movement to accommodate this application would be quite minor and therefore on balance should be approved on a case-specific basis</li> </ul> <p><i>Officer comment: This is discussed in the main body of the report.</i></p> <ul style="list-style-type: none"> <li>• There has been a precedence where a resident of Cody Close has removed trees which were clearly in Aldermoor Nature Reserve in order to extend their boundary. This has been reported over the last few years to enforcement, but little has been done on it.</li> </ul> <p><i>Officer comment: Whilst no address has been provided, each proposal is assessed on a case-by-case basis.</i></p>
Neighbours	<p><u>One neighbour comment of support:</u></p> <ul style="list-style-type: none"> <li>• Extension would be appropriate addition to existing property and in keeping with local properties</li> <li>• The loss of land is minimal</li> <li>• Additional parking is provided</li> </ul>

<p><b>PLANNING POLICY</b></p> <p><b>National Planning Policy Framework</b>  <b>National Design Guide</b>  <b>National Planning Practice Guidance</b></p> <p><b>Core Strategy (CS)</b></p> <p>CP1 – Sustainable Development  CP3 – General Principles for Development  CP6 – Managing Travel Demand  CP7 – Biodiversity  CP11 – Development in the Countryside</p>
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## **MDD Local Plan (MDD)**

CC01 – Presumption in Favour of Sustainable Development  
CC03 – Green Infrastructure, Trees and Landscaping  
CC07 – Parking  
CC09 – Development and Flood Risk  
CC10 – Sustainable Drainage  
TB21 – Landscape Character  
TB23 – Biodiversity and Development

### **Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List

## **PLANNING ISSUES**

### **Site Description**

1. The existing application site comprises of an end of terrace property within an existing housing development dating from the late 1980s within settlement limits (Woodley). The site benefits from landscaping at the front. The surrounding properties are of a similar scale and design. The additional land that is included as part of the application adjoins to the northwest. It falls within designated countryside. It is heavily wooded to the west.

### **Proposal**

2. The proposal seeks permission for change of use of amenity land to residential to facilitate the erection of a single storey front extension, single storey rear extension and two storey side extension at 52 Mannock Way.
3. The dimensions of the proposed extensions are presented in the below table.

	<b>Depth (Metres)</b>	<b>Width (Metres)</b>	<b>Height (Metres)</b>
<b>Front extension</b>	0.70m	2m	3m
<b>Rear extension</b>	1.1m	4.3m	3.3m
<b>Two storey side extension</b>	9.4m	4.4m	7.3m

### **Principle of Development**

4. 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.

5. In this case, the property itself is located within settlement limits however the proposed extension would be location in designated countryside and therefore is subject to policy CP11 of the Core Strategy, which seeks to maintain the high quality of the rural environments as well as to protect the separate identity of settlements.
6. Policy CP11 states proposals outside of development limits are not normally permitted where they result in inappropriate increases in the scale, form, or footprint of the original building. In principle the proposed extensions to the existing property are considered acceptable in terms of mass and scale such that it would not have an adverse impact upon the openness of the countryside.
7. Part of the submitted proposal seeks permission for the change of use of amenity land to residential, whilst it is a relatively narrow part of land, the area of land is Ancient Woodland. The impact arising from the incursion into the Ancient Woodland forms the basis for refusal of the application, as detailed in the 'Landscaping' and 'Ecology' sections of the report.

### **Character of the Area**

8. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.
9. In this case the additional built form is not unacceptable on wider character grounds, which is discussed in further detail below.

### Extensions

10. The Borough Design Guide states that any alteration and extension to an existing building should be well designed, respond positively to the original building, contribute positively to the local character, and relate well to neighbouring properties. Materials should maintain a coherent street character.
11. *Two storey side extension* - The Borough Design Guide states that two storey extensions should appear subordinate to the original dwelling house by having a ridge height substantially lower than that of the original dwelling and that for properties in formal suburbia, whether detached, semi-detached, or short terraces, the rhythm of buildings and the gaps between them along the street frontage is often important to the character of the area.
12. The proposed two storey side extension would project forward of the existing frontage by 80cm to align with the proposed porch. This is contrary to the guidelines in the Borough Design Guide which aims to ensure that it is setback behind the front elevation. However, it would be set down from the ridge of the main roof and set in from the boundary which adjoins the woodland by 1m, this would adhere with the minimum requirement in the Borough Design Guide. The width of the extension measures 4m, which is relatively consistent and not appreciably different from the width of the existing terrace (4.4m). Accordingly, it would remain subordinate to the main dwellinghouse without disrupting the consistency and rhythm in the row of terraces, there is no detrimental harm to the character and appearance of the wider street scene.

13. *Single storey front extension* - The proposed single storey front extension has a depth of 0.7m and height of 3m. It is a modest addition to the front of the dwellinghouse. Due to its design, location, and appropriate height, it would not result in detrimental harm to the character and appearance of the host dwelling or the wider streetscene.
14. *Single storey rear extension* - The proposed single storey rear extension would be 1.1 metres deep and 3.3m high, it is considered this would be a modest addition to the property and would not be readily visible from the public realm. Therefore, the extension would not result in detrimental harm to the character and appearance of the host dwelling or the wider streetscene.
15. The proposal would include the extension of car parking to the front of the site. This would result in additional hardstanding to the street, however the majority of this section of Mannock Way is heavily paved with modest pockets of greenery to the front driveways and as such there would not be a detrimental impact upon the streetscene.

### **Neighbour Amenity**

16. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

### Overlooking

17. R15 of the Borough Design Guide requires retention of reasonable levels of visual privacy to habitable rooms with separation of 10m to the street and 22m to the rear. R23 of the Borough Design Guide SPD notes that the side walls must not contain windows especially on first floor level.
18. The proposed extensions will maintain the recommended separation distances to the street and to the rear, therefore no loss of privacy is to occur to the properties across the road or to the rear. A new first floor side window will be installed, this will serve an en-suite bathroom. As it would look onto the woodland, no issue is raised.

### Loss of Light

19. R18 of the Borough Design Guide aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.
20. Due to the position of the proposed two storey side extension and single storey rear extension no loss of light is to occur upon the habitable rooms of the neighbouring sites at nos. 51 and 53 Mannock Way.
21. The proposal will maintain a 12-metre separation distance to the rear boundary and as such no loss of light to property at the rear no.35 Mannock Way is envisaged.

### Overbearing and Sense of Enclosure

22. R16 of the Borough Design Guide requires separation distances of 1.0 metre to the side boundaries and 11 metres from rear boundaries.

23. The proposal will comply with the minimum 11 metre set back from the rear boundary and no objections are raised on this aspect. The proposed single storey rear extension will be set in by 4 metres from the side boundary with no.51 Mannock Way therefore no overbearing impact will occur to the adjoining site.
24. Due to the orientation of the two-storey side extension and its relationship with the adjoining properties at nos. 51 and 53 Mannock Way there would be no significant overbearing impact upon these occupiers.

### **Amenity Space**

25. R16 of the SPD requires a minimum depth of 11m for rear gardens and a 1m setback from the site boundary to allow access thereto.
26. The proposal will comply with this requirement with the remaining amenity space being 12 metres in depth. Although the proposal fails to achieve a 1 metre set back from the site boundary for access purposes the property is set along a row terraces where the properties typically access the gardens via the rear.

### **Landscape and Trees**

27. Policy CC03 of the MDD Local aims to protect green infrastructure networks, retain existing trees and establish appropriate landscaping. Policy TB21 states that proposals shall retain or enhance the condition, character and features that contribute to the landscape. Proposals must also demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment including landscape quality, sensitivity, and key issues.
28. The site is located adjacent to the large woodland of Alder Moors which is protected by a TPO (38/1971). This is also designated as Ancient Woodland, Local Wildlife Site and Local Nature Reserve. The woodland contributes a significant character to the Alder Moor Local Wildlife Site and Nature Reserve.
29. Government Standing Advice states that Ancient and Veteran trees should have a buffer zone of a minimum of 15m from the development proposed. This application brings development further into the buffer zone between 7-9 metres and therefore is contrary to the Government Standing Advice
30. The site is located between Woodley Settlement Area and falls partly within the countryside. It is located in Landscape Character Area J4 Woodley – Earley Settled and Farmed Clay. The Landscape Strategy is,;
- *to conserve and enhance the open areas within the urban conurbation and character of the landscape between settlements; the rural interface and buffer to the more rural area of the Thames floodplain to the north, and the River Loddon to the east'*
  - *The key aspects to be enhanced and restored are the wildlife habitats and areas of remnant historic parkland. In particular there are opportunities for creation of woodland habitats to link and connect existing woodlands...'*

31. The strategy is clearly focussed on the enhancement of landscape buffers between settlements and the creation of new woodland habitats to link with the existing.
32. The proposals will result in reducing the gap between built form and the edge of the Ancient Woodland.
33. The proposed extension extends beyond the settlement edge and beyond the existing common boundary of houses on Mannock Way with the Alder Moor a Local Nature Reserve and Wildlife Site. The houses along this common edge mostly have their rear gardens backing onto the Nature Reserve, although some are side onto the boundary such as the site itself. The nature of the established common boundary is that it is stepped forwards and backward from the edge of the Nature Reserve.
34. Mannock Way seems to be constructed on a slight ridge that drops down into a small, wooded valley (into Alder Moor Nature Reserve) to the north-west with a stream at its low point. Alder Moor and the ASNW therein represents a high-quality landscape both for biodiversity and recreation.
35. The settlement edge / common boundary against the Nature Reserve and Ancient Woodland is for the most part inaccessible from the woodland side and the wooded character extends right up against the boundary in varying degrees of density and age structure signifying a successional woodland character and priority habitat.

#### Arboricultural Information

36. A Tree Survey has been submitted with the application – which includes a Tree Survey and Schedule, a Tree Roots Constraints Plan and a Shade Constraints Plan. The report relates to Stage A Feasibility Studies.
37. The Tree Report does not include the proposed development in relation to the trees and their root protection areas. This information would normally be expected within a wider Arboricultural Implications Assessment (AIA) which expands on the Tree Report including Stages B, C, D which identify the site constraints/development in relation to root protection areas, and tree retention and removal, and tree protection information.
38. The Tree Report indicates there are protected trees nearby but there is no mention of the character of the vegetation covering the rest of the survey area in the Tree Report. It is possible there are level changes that may affect the development and the positioning of scaffolding for the construction phase in relation to trees – although this may possibly be covered by a condition, the Council's Landscape Officer states this would be required prior to a decision to know that the development can be built with no additional impacts on trees or vegetation in the event that the proposals met with policy.
39. The proposals will result in the loss of a proportion of the herbaceous, scrub layer as well as changes to the soil horizon and potential seedbank of the Ancient Woodland which is not shown in the submitted information. The development is located in the ancient woodland 'buffer zone' which is protected area 15 metres from the edge woodland canopy.

40. The proposals are also contrary to Policy CC03 d) that requires that existing trees on or close to the site are retained and protected, in that insufficient information has been submitted to fully comprehend the existing site character, extent and type of vegetation other than trees over 75mm stem diameter. There is no information about the levels on the layout drawings
41. On this basis, the Council's Landscape Officer recommends refusal on the proposed development as it would be located within the buffer zone for Ancient woodland contrary to the guidance within the National Planning Policy Framework 2021 and Policies CC03 and TB21.
42. Whilst comments have not been received under this application by the Woodland Trust, comments were provided under the withdrawn application ref: 221128 in which they stated any development resulting in loss or deterioration of Ancient Woodland must consider all possible measures to ensure avoidance of adverse impact and raised objections on the proposal due to the indirect impacts upon ancient woodland. No such measures have been undertaken and this reinforces the reason for refusal.

### **Ecology**

43. Policy CP7 of the Core Strategy states sites designated as importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. Policy TB23 of the MDD required the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider greener infrastructure network.

### **Bats**

44. A Preliminary Ecological Appraisal (Bats) report (Urban Tree Experts, ref: SPH/ET/PEA-22/03.05, May 2022) has been submitted in support of the application. The Council's Ecology Officer states the survey has been carried out to an appropriate standard to consider the impact of the proposal on protected species.
45. The survey indicates that the existing building has negligible bat roost potential and that there is no evidence to indicate presence of a resting place of a protected species. The Council's Ecology Officer raises no objection as it is unlikely to adversely affect the local conservation status of this protected species group.

### **Ancient Woodland and Local Nature Reserve**

46. The proposed extension would be within 15 metres of an area of ancient woodland within Aldermoor's Local Nature Reserve. Ancient woodland is considered an irreplaceable habitat.
47. The standing advice from the government recognises that buffer zones to ancient woodland could consist of scrub or some other complementary habitat. If the current buffer zone is a mixture of shrubs and bramble, then this is a good transition between existing development and the ancient woodland in ecological terms. In this case the proposal would not result in a good transition due to the built form.
48. The proposal is likely to result in deterioration of ancient woodland irreplaceable habitat and does not meet the test for exceptional reasons. Therefore, the Council's



Ecology Officer recommends the proposal for refusal as it contrary to national and local planning policies.

### **Highways Access and Parking Provision**

49. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off-street car parking standards. The proposal will result in an increase in habitable rooms necessitating an additional car space. The existing driveway is able to accommodate an additional parking space with a total of three spaces compliance with Policy CCO7. No objections are raised by the Council's Highways Officer.

### **Community Infrastructure Levy**

50. The proposal is not a CIL liable development because the extension is less than 100m<sup>2</sup> in area.

### **The Public Sector Equality Duty (Equality Act 2010)**

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

## **APPENDIX 1 Reasons for refusal**

### **1. Incursion into Ancient Woodland**

The proposed development would result in an unacceptable incursion into the buffer zone of the designated Ancient Woodland, Nature Reserve and TPO protected woodland, resulting in a failure to protect or enhance valued landscapes. Therefore, the development is contrary to Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework 2021 and Managing Development Delivery Local Plan 2014 policies CC03 and TB21.

### **2. Insufficient Tree Information**

In the absence of sufficient Agricultural details, the Council cannot satisfactorily conclude that the proposal would not result in an unreasonable harm to existing trees on or close to the site which are retained and protected. This is contrary to Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework 2021, Core Strategy 2010 policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

### **3. Loss of irreplaceable habitat**

The proposal is likely to result in deterioration of Ancient Woodland which is defined as an irreplaceable habitat and would not meet the test for exceptional reasons under Paragraph 180c of the National Planning Policy Framework. Therefore, the development is contrary to Section 15 (Conserving and Enhancing the Natural Environment) of the National Planning Policy Framework 2021, Core Strategy 2010 policy CP7 and Managing Development Delivery Local Plan 2014 policy TB23.

## **Informatives:**

1. This decision is in respect of the drawings and plans numbered Location Plan, Block Plan, Floor Plans and Elevations received by the Local Planning Authority on 29/07/2022.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

## APPENDIX 2 - Parish Council Comments

PLANNING REF : 222321  
PROPERTY ADDRESS : The Oakwood Centre  
: Headley Road, Woodley, Wokingham  
: RG5 4JZ  
SUBMITTED BY : Woodley Town Council  
DATE SUBMITTED : 07/09/2022

### COMMENTS:

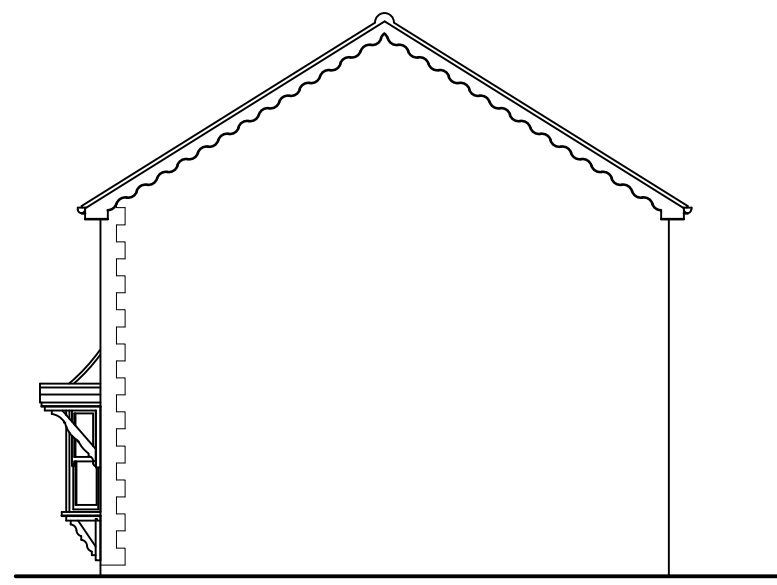
The Planning & Community Committee have considered the resubmission of this application and, whilst they still did not recommend that the development be refused, they noted the following concerns:

- The development may not provide sufficient on-site / off-road parking provisions; whilst it is noted the family have two small children now, when they grow up, or should the family sell the home and another family move in, the parking provision may be deemed to be insufficient.
- The Committee questioned whether this land was amenity land; regardless of whether the land forms part of the nature reserve, it was not built on during the initial development. The Committee reasoned that, if the land was originally intended to be amenity land and not to be built on, then the application should be refused and the land remain as amenity land.
- Whilst the land may not officially form part of the nature reserve, the area is home to wildlife and any development will impact negatively on this.

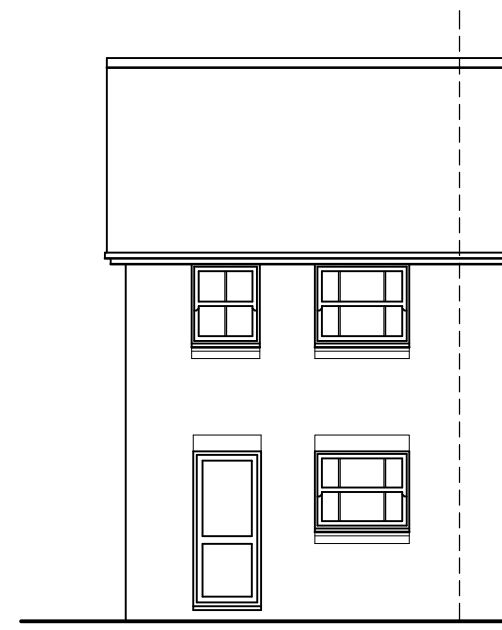
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EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



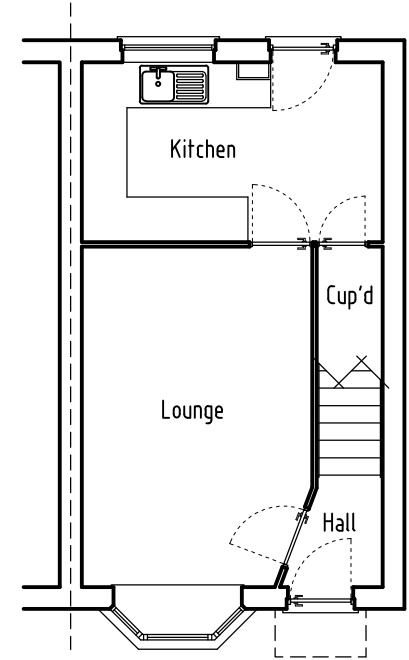
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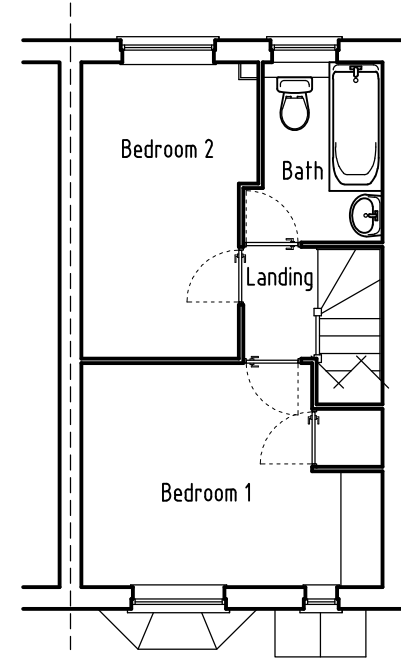
PROPOSED SIDE ELEVATION



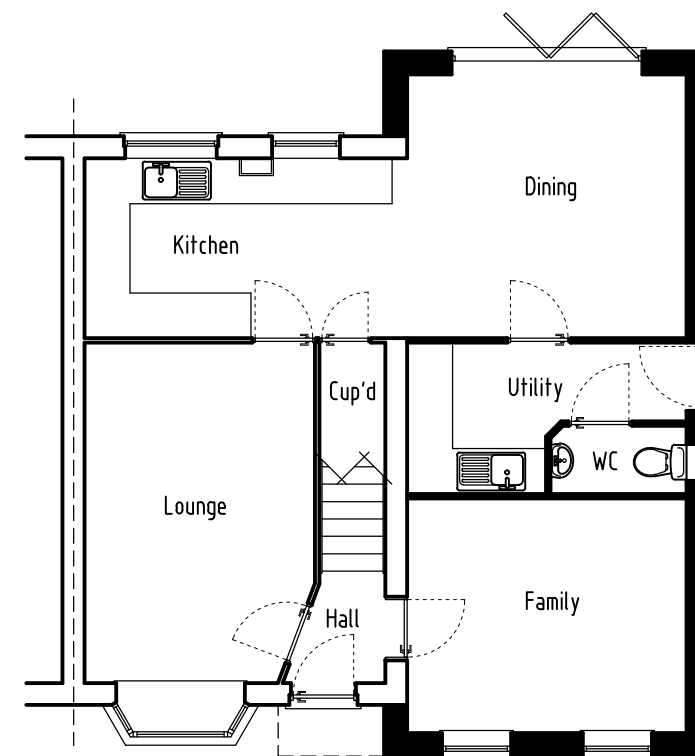
PROPOSED REAR ELEVATION



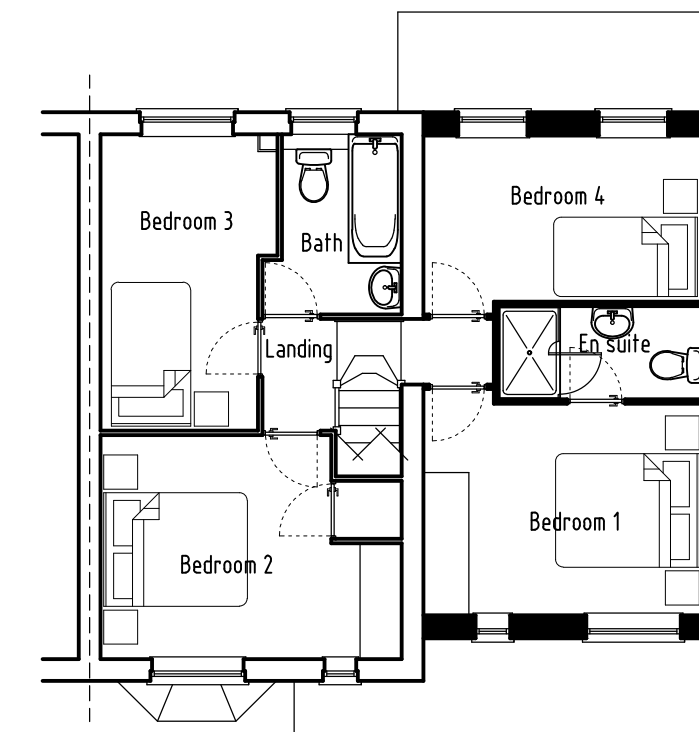
EXISTING GROUND FLOOR PLAN



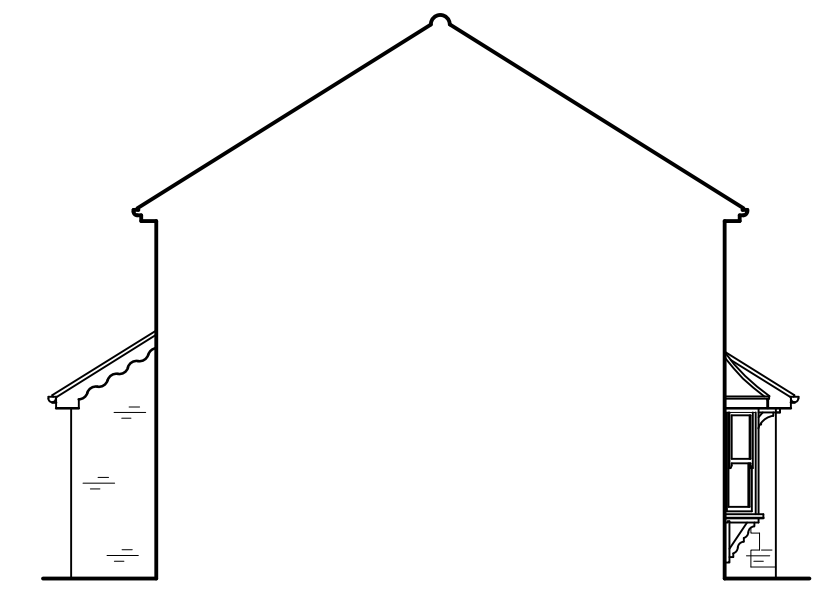
EXISTING FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



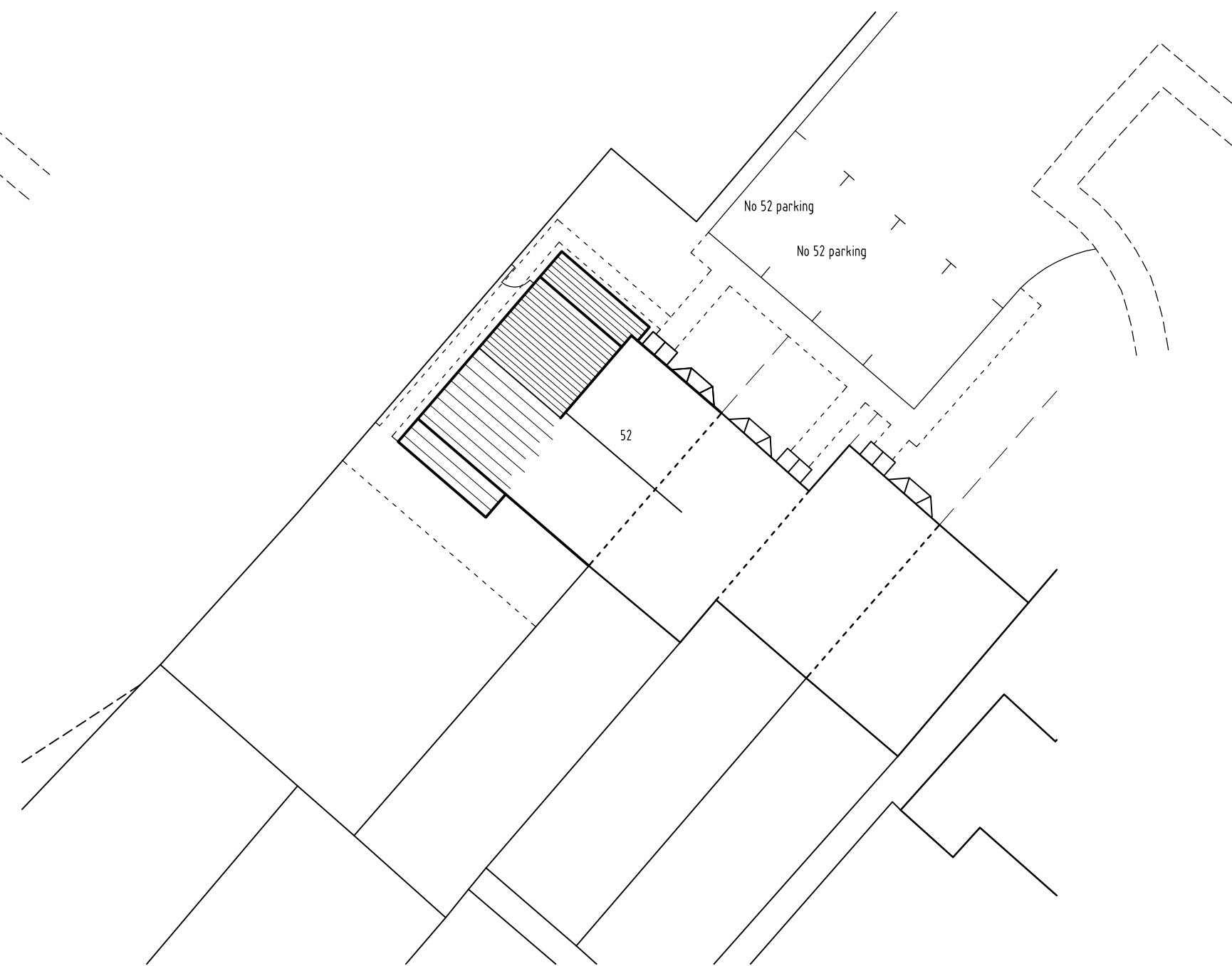
PROPOSED FIRST FLOOR PLAN



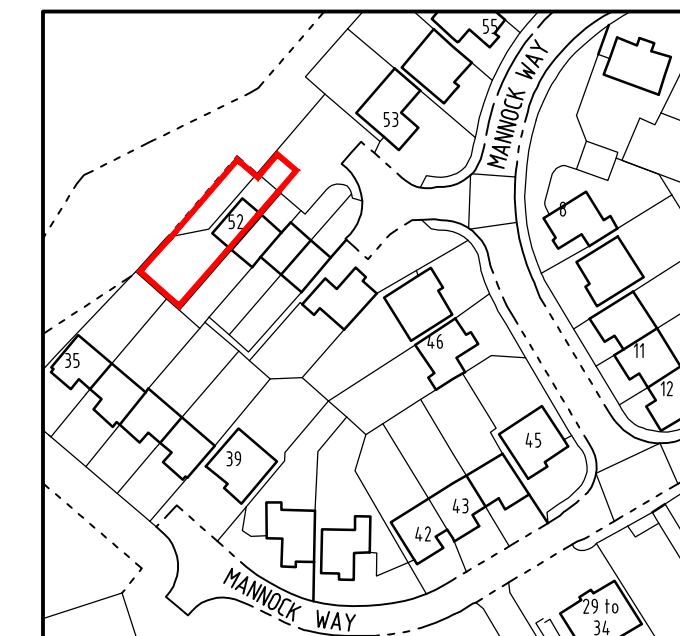
PROPOSED SIDE ELEVATION



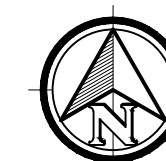
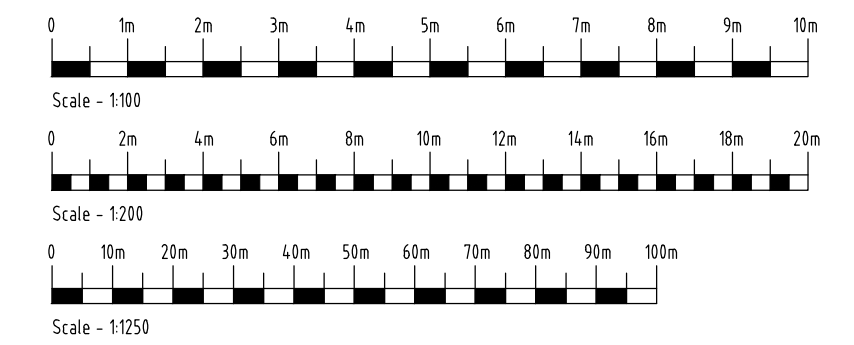
EXISTING SITE PLAN  
Scale 1:200



PROPOSED SITE PLAN  
Scale 1:200



LOCATION PLAN  
Scale 1:250



Unit 20 Pipers Industrial Estate  
Pipers Lane  
Thatcham  
Berkshire  
RG319 4NA  
Phone: 0118 9884477  
E-mail: mail@bdssurveyors.co.uk  
Web: www.bdssurveyors.co.uk

Project  
**Two storey side extension at  
52 MANNOCK WAY  
WOODLEY  
READING**

Drawing title  
**PLANS & ELEVATIONS**

Client <b>Mr J SOUTHWELL</b>	Scale <b>1:100</b>
Drawing number & status <b>6895:22:1 PLANNING</b>	Rev <b>34</b>
Date <b>07.04.22</b>	Drawn by <b>TCG</b>

Revisions

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# Agenda Item 44.

Application Number	Expiry Date	Parish	Ward
222304	13/10/2022	Shinfield	Shinfield South

<b>Applicant</b>	Mr R Mellett
<b>Site Address</b>	Land Adjacent To Lane End House, Shinfield Road, Shinfield, RG2 9BB
<b>Proposal</b>	Full application for the proposed erection of 6no. dwellings, with associated landscaping and access.
<b>Type</b>	Full
<b>Officer</b>	Adriana Gonzalez
<b>Reason for determination by committee</b>	Listed by Councillor Jim Frewin on the following grounds: <ul style="list-style-type: none"> <li>- Parking</li> <li>- Drainage</li> <li>- Tree retention</li> <li>- Site is outside of the SDL</li> </ul>

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 12 October 2022
<b>REPORT PREPARED BY</b>	Operational Lead Development Management
<b>RECOMMENDATION</b>	<b>APPROVAL subject to Conditions and Informatives and completion of S106 to secure the following:</b> <ul style="list-style-type: none"> <li>- <b>Affordable Housing</b></li> <li>- <b>Infrastructure Contributions for South of M4 SDL</b></li> <li>- <b>Site Road Management</b></li> </ul>

## SUMMARY

The application proposes the erection of 6no dwellings on the site with associated access and landscaping. The proposed development would comprise a mix of 3 x 4bedroom detached dwellings (units 2, 3 & 6); 1 x 3 bedroom detached dwelling (unit 1); and a pair of 3 bedroom semi-detached dwellings (units 4 & 5). Each dwelling would benefit from private parking and garden area. access to the site would be provided from the existing private Brookers Hill cul-de-sac.

The site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Notwithstanding, it also falls within the South of the M4 Strategic Development Location. Its location within the SDL is considered to result in the provision of a site that is nonetheless considered a sustainable location for development. The site, whilst not originally identified for housing within the SDL, would sit comfortably within the built up area of Shinfield, providing future occupants of the new homes with good access to a wide range of local services. The contained nature of the site within the residential development of Brookers Hill to the south-east and a clearly defined green boundary to the north-west means that development does not visually sprawl beyond existing limits into the wider countryside.

Of relevance is the fact that this site was put forward within the 'call for sites' process of the Local Plan Update. Whilst the LPU is still in relatively early stages, the application site has been assessed as being potentially suitable for development through the Housing and Economic Land Availability Assessment (HELAA). Notwithstanding the above, the LPU is at a fairly early stage of preparation and at the time of writing has limited weight in the decision



making process. In accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance as the proposed development is not so substantial in itself nor would it contribute to a cumulative effect that would undermine the plan-making process.

The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be sustainable and would allow easy and safe access to facilities and services. The proposal would provide public benefits by contributing to the implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative, which would benefit a wider population than just those residing on the site and providing improved connections with the SDL. The policy compliant provision of onsite affordable housing (2 units) would be a notable benefit of the scheme, and it is noted that securing the delivery of such suitable and sustainable sites, is far more preferable than accepting unsatisfactory, less sustainable sites elsewhere in the borough.

There are no objections to the proposal with regard to highway safety, parking, trees including protected trees, drainage and flooding, ecology, archaeology, environmental health, nor would the development result in detriment to adjoining residential amenities. There are no other material planning considerations of significant weight that would dictate that the application should be refused in line with the NPPF. Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement to secure onsite affordable housing and infrastructure contributions for the South of the M4 SDL.

<b>RELEVANT PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
213681	Full Planning Application for the Development of 6no dwellings with associated landscaping and access.	Pending consideration.  Appeal against non-determination.
163327	Full planning application for the proposed erection of 6no dwellings with associated landscaping and road layout on land north west of Lane End House.	Refused 03/04/2017

<b>DEVELOPMENT INFORMATION</b>	
Site Area	0.3Ha
Proposed units	6
Proposed density - dwellings/hectare	18.1 dph
Number of affordable units proposed	2 x 3bed onsite plus commuted sum in lieu of 0.1 units
Previous land use	Undeveloped land (Former demise of commercial Lane End House)
Existing parking spaces	0
Proposed parking spaces	14 total (2 allocated for each dwelling; 2 unallocated)
<b>CONSTRAINTS</b>	<ul style="list-style-type: none"> <li>• Countryside (access located within the development limits)</li> </ul>

- Strategic Development Location – South of the M4
- Affordable Housing Threshold
- Bat Roost Habitat Suitability
- Nuclear Consultation Zone - AWE Burghfield: Outer Zone
- Tree Preservation Order 1682/2019
- Landscape Character Assessment Area J3 'Spencers Wood Settled and Farmed Clay'
- Thames Basin Heaths SPA Mitigation Zones – 7Km
- Potentially contaminated land consultation zone
- Local Plan Update proposed allocated site

<b>CONSULTATION RESPONSES</b>	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Berkshire Archaeology	No objection subject to condition
Natural England	No comments received
Thames Water	State they have no comments
WBC Biodiversity	No objection subject to conditions
WBC Economic Prosperity and Place (Community Infrastructure)	No objection subject to onsite affordable housing being secured
WBC Planning Policy	No objection
WBC Drainage	No objection subject to condition
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Trees & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Emergency Planning	Objection (details below)
WBC Green Infrastructure	No comments received

<b>REPRESENTATIONS</b>
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**Town/Parish Council:** Shinfield PC Raised objections on the following grounds:

- Parking – Unit 1 requires at least one additional parking space (**see para 38**)
- Drainage – the site is at the top of a hill and presently, rainwater cascades down the road during heavy rainfall (**see para 45**)
- Tree retention - The trees presently on the site represent both noise and visual barriers to the M4 motorway and the loss of these trees will be detrimental to the wider community (**see para 47-50**)
- Site is outside of the SDL and construction access via the existing development would not be practical. (**site forms part of the South of the M4 SDL**)
- Access to the site appears to remove a section of grass area which is currently maintained by Shinfield PC

**Local Members:** Cllr Jim Frewin raised objections on the following grounds:

- Parking – Unit 1 requires at least one additional parking space (**see para 38**)
- Drainage – the site is at the top of a hill and presently, rainwater cascades down the road during heavy rainfall (**see para 45**)
- Tree retention - The trees presently on the site represent both noise and visual barriers to the M4 motorway and the loss of these trees will be detrimental to the wider community (**see para 47-50**)
- Site is outside of the SDL and construction access via the existing development would not be practical (**site forms part of the South of the M4 SDL**)

**Neighbours:** Nine letters of objections from local residents of Brookers Hill on the following grounds:

- Site outside of the SDL (**site forms part of the South of the M4 SDL**)
- Previous refused application on site for a similar proposal (**noted**)
- Overdevelopment of the site (**see para 23**)
- WBC HELAA deems the site capacity to be 5 dwellings (**this is an estimate and not a definitive number**)
- Loss of trees or hedgerow will be detrimental. Trees subject to TPO (**see para 47-50**)
- Impact on wildlife (**see para 53-57**)
- Existing access road not suitable for heavy plant, machinery or HGVs (**not a material consideration**)
- Road safety concerns (**see para 33-35**)
- Loss of amenity for existing properties (**see para 28-29**)
- Social/affordable housing not in keeping with existing development of Brookers Hill (**see para 67-69**)
- Insufficient visitor or unallocated parking spaces (**see para 38**)
- Damage to existing properties during construction (**not a material consideration**)
- Proposal does not comply with policy CP11 of the Core Strategy (**see para 4-19**)
- Loss of privacy to neighbouring dwellings (**see para 28-29**)
- Additional pollution (**see para 59 & 61**)
- Limited public facilities (**see para 41**)
- Loss of visual amenity (**see para 25**)
- Proposed refuse collection is not adequate (**see para 62**)

## **PLANNING POLICY**

**National Planning Policy Framework (NPPF)**

**National Design Guide**

**National Planning Practice Guidance**

**Core Strategy (CS)**

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP4 – Infrastructure Requirements

CP5 – Housing Mix, Density and Affordability

CP6 – Managing Travel Demand

CP7 – Biodiversity  
CP8 – Thames Basin Heaths Special Protection Area  
CP9 – Scale and Location of Development Proposals  
CP11 – Proposals Outside Development Limits (Inc Countryside)  
CP17 – Housing Delivery  
CP19 – South of the M4 Strategic Development Location Appendix 7 – Additional Guidance for the Development of Strategic Development Locations - Pages 103-106

### **Adopted Managing Development Delivery Local Plan (MDD)**

CC01 – Presumption in Favour of Sustainable Development  
CC02 – Development Limits  
CC03 – Green Infrastructure, Trees and Landscaping  
CC04 – Sustainable Design and Construction  
CC06 – Noise  
CC07 – Parking  
CC09 – Development and Flood Risk  
CC10 – Sustainable Drainage  
TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield  
TB05 – Housing Mix  
TB07 – Internal Space Standards  
TB21 – Landscape Character  
TB23 – Biodiversity and Development  
TB25 – Archaeology

### **Other**

Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List  
Affordable Housing Supplementary Planning Document  
Sustainable Design and Construction Supplementary Planning Document  
South of M4 SDL SPD  
Shinfield Neighbourhood Plan

<b>PLANNING ISSUES</b>
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### **Description of Development:**

1. The application site comprises an undeveloped field located to the south of the M4 motorway in Shinfield. It is an asymmetrical parcel which is bounded to the north and west by land part of the demise of the commercial Lane End House; and to the east and south by residential development along Brookers Hill.
2. Planning permission is sought for the proposed erection of 6no dwellings within a parcel of land formerly part of the former demise of the commercial property known as Lane End House. The proposed development would comprise a mix of 3 x 4bedroom detached dwellings (units 2, 3 & 6); 1 x 3 bedroom detached dwelling (unit 1); and a pair of 3 bedroom semi-detached dwellings (units 4 & 5). Each dwelling would benefit from private parking and amenity area.

3. Access to the site is proposed from an existing private Brookers Hill cul-de-sac which was implemented under planning permission F/2015/0168. The proposal would seek to extend this off through a T-shaped turning head to serve the proposed development.

**Principle of Development:**

4. Section 38(6) of The Planning and compulsory purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the Core Strategy (CS) and the Managing Development Delivery Local Plan (MDD), which are read alongside the NPPF.

*Core Strategy and the Managing Development Delivery Local Plan*

5. The Managing Development Delivery Local Plan (MDD) 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.
6. Policy CC02 of the MDD Local Plan sets out the development limits for each settlement as defined on the policies map. Policy CP9 of the Core Strategy sets out that development proposals located within development limits will be acceptable in principle, having regard to service provisions associated with the major, modest and limited categories.
7. However, the application site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Policies CP9, CP11 of the Core Strategy and Policy CC02 of the MDD Local Plan are therefore relevant and seek to restrict development outside settlement boundaries other than in a few limited circumstances. The application scheme would not meet any of the cited exceptions criteria. The Shinfield Neighbourhood Plan Policy 1 advises that development adjacent to the development limits will only be supported where the benefits of development outweigh its adverse impacts.
8. Whilst the site falls within the countryside, it also lies within the South of the M4 Strategic Development Location wherein policy CP19 of the Core Strategy is relevant. Its location within the SDL is considered to result in the provision of a site that is nonetheless considered a sustainable location for development. The objectives cited within the above referenced policies would be met through the development proposals, in that the separate identity of settlements would be protected, the quality of the environment would be maintained and the development would be located where there is good access to services and facilities.
9. The rationale for creating the four SDLs within the borough, was in order to provide a strategic response to the requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006- 2026 as identified within Core Strategy policy CP17. Wokingham identified that the majority of new residential development would be delivered in four SDLs in order to strategically plan for and deliver the social, environmental and highways infrastructure necessary to support this significant population growth; whilst at the same time protecting other more sensitive areas of the borough from inappropriate and unsustainable development. The site whilst not originally identified for housing within the SDL, it would sit comfortably within

the built up area of Shinfield, providing future occupants of the new homes with good access to a wide range of local services. The contained nature of the site within the residential development of Brookers Hill to the south-east and a clearly defined green boundary to the north-west means that development does not visually sprawl beyond existing limits into the wider countryside.

10. It should be noted that the site was put forward within the 'call for sites' process of the Local Plan Update, and whilst the LPU is still in relatively early stages, the application site has been assessed as being potentially suitable for development through the Housing and Economic Land Availability Assessment (HELAA). Whilst this process is still underway and the LPU is currently of limited weight in the decision-making process, the proposed allocation is indicative of the Council's approach to provide sustainable new development in such locations.

#### *National Planning Policy Framework and Housing Land Supply*

11. The NPPF is a material consideration in the decision-taking process. The NPPF places sustainable development at the heart of the decision-taking process incorporating objectives for economic, social and environmental protection. These objectives seek to balance growth and local community needs against protection of the natural, built and historic environment. In providing for sustainable development, the NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs.
12. It should be noted that, notwithstanding the Council's last published deliverable housing land supply position concluding 5.10 years, Inspectors in several recent appeal decisions have found the supply to be marginally less than five years. Whilst elements of the appeal findings are disputed, in light of these decisions, and emerging monitoring information showing that the deliverable land supply will be less than five years when a new assessment is completed in the coming weeks, the Council has accepted for the purposes of decision making that the deliverable housing land supply is less than five years.
13. This means that the most important policies relating to housing delivery in the borough's Local Plan are considered to be out of date and therefore can only be afforded limited weight. Planning applications for new housing in countryside locations therefore have to be considered in line with Paragraph 11d) of the NPPF which states that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, the presumption in favour of sustainable development requires permission to be granted unless either:
  - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
14. In considering the requirements of Paragraph 11d), the site does not lie with any direct relationship to any protected areas, designated land or assets. Consideration therefore turns to criteria ii) which requires a balancing exercise as to whether any adverse impacts of granting permission would significantly or demonstrably outweigh the

benefits of the development. All aspects pursuant to the development are considered below, with this statement returning to Paragraph 11d) by providing an overall planning balance against the principles of sustainable development when the policies of the NPPF when taken as a whole.

### *Sustainable development*

15. The NPPF places an emphasis upon delivering sustainable development incorporating objectives for social, economic and environmental protection. These objectives are also referenced within Policy CP1 of the Core Strategy and Policy CC01 of the MDD Local Plan.
16. The social objective would be met by the contribution the site makes towards the local housing stock, along with securing the provision of affordable housing. This contribution towards the Borough's identified shortfall in housing land supply is afforded positive weight; noting the Government's objective of significantly boosting the supply of homes. A mix of dwellings would also be secured and occupants of the development would additionally contribute towards the local community and therefore the proposal can reasonably be considered to fulfil a positive social role.
17. Economically, the development would undoubtedly contribute to the local economy. The initial construction period would benefit business and provide moderate spin offs trade from wage spending and supplier sourcing. Once occupied, the 6 properties would contribute to the local economy with consumer spending on goods and services within the immediate and wider area. There would also be an initial level of spending by the occupants to 'make a house a home'. These benefits can reasonably be considered to fulfil a positive economic role.
18. Environmentally, the proposal could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with current local plan energy efficiency objectives and up to date Building Regulations standards. The development would also come forward with a package of tree protection, landscape and biodiversity enhancements. The location of the site would also allow occupants to access local services without the reliance on private vehicles, this includes a shop, pub, playground and bus stop within easy walking distance. This would accord with NPPF objectives to move towards more sustainable transport modes and contribute to the implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative, which would benefit a wider population than just those residing on the site and providing improved connections with the wider SDL. These are considered positive environmental outcomes.

### *Conclusion on the principle of development*

19. Whilst the site is located within the countryside and would ordinarily be resisted in principle by local plan policies, Paragraph 11d) of the NPPF is engaged. In this regard, the site is not within an area or affects assets of particular importance; it is currently undeveloped land in a sustainable location. As such, it is considered to be a suitably available windfall development site which would bring with it a number of economic, social and environmental benefits that fulfils the overarching objectives of the NPPF. The principle of development is therefore acceptable in this instance subject to an assessment against all other relevant policies of the local plan.

## Character of the Area:

20. Policy CP3 of the Core Strategy requires that new development is appropriate in terms of its scale, activity, mass, layout, built form, height, materials and to the character of the area in which it is located. New development must be of a high quality design without detriment to the amenities of adjoining land users and occupiers.
21. The site is within Wokingham Borough Landscape Character Assessment (WBLCA) Area J3 'Spencers Wood Settled and Farmed Clay'. It is accessed via a filter lane off Shinfield Road which is a Green Route. The WBLCA recognises that the area has a rural character but is strongly influenced by its proximity to Reading. The site is an open field set back from the main road to the south and east and it is within the highpoint of the clay ridge from where the land descends sharply to the motorway, cutting across the neighbouring field slope to the north. The immediate surrounding area to the east and south is characterised by detached dwellings of varying types and plot sizes.
22. The proposal includes the erection of 6no new dwellings arranged along a cul-de-sac and with a mix of 3 and 4 bedroom houses. The scheme is not required to cater for a specific type, but instead provide a mix of dwelling types in order to accord with the Core Strategy and MDD Local Plan. It is considered that the proposal achieves this and is acceptable in this respect.
23. The proposed design layout is slightly different from that submitted under previously refused application 163327. The size of the units have been decreased and this allows for a single detached dwelling on the northern plot and a pair of semi-detached dwellings on the north-west side. This new arrangement would allow for a triangular space that contains the majority of the significant (protected) trees on the site. The dwellings would sit comfortably within their plots with substantial areas to provide additional landscaping. The proposed scheme minimises the impact on the retained and protected trees and shading of gardens. Furthermore, the proposed site layout includes single driveways to units 2, 4 & 5; units 3 & 6 would have wider driveways and unit 1 parking to the side of the road, all of which provides a variation in width, position and colour in relation to the dwellings.
24. The dwellings proposed would be of a typical two storey design with half-hipped roofs. This would be reflective of the character of the area which is dominated by two storey properties of differing scales including those along the access road leading to the application site. Proposed external materials would be also reflective of its surroundings with the use of traditional materials including brick and slate, render and aluminium, glass and timber for fenestrations. These are considered appropriate given there is no particular style of development in the immediate vicinity of the site. In order to ensure that final features are acceptable, it is considered necessary to impose condition 3 requiring materials to be submitted for approval.
25. The dwellings are proposed to be sited more than 80m from the Hollow Lane street frontage. The proposal, being well contained within the site where existing trees and hedgerows to the boundaries which are to be retained, would have restricted views from the public realm and therefore, whilst there would be an increase in built form within the countryside, the development would not result in a harmful impact on the landscape and character of the area, and thus the quality of the environment would be maintained. Additional soft landscaping proposals including the mixture of native trees



and hedges along with ornamental shrub species for the gardens will create an attractive setting to the dwellings.

26. In summary, the proposal is considered to be acceptable in terms of density, mix, scale, layout and design, subject to conditions, in accordance with the Core Strategy, MDD Local Plan and the Borough Design Guide.

#### **Neighbouring Residential Amenities:**

27. Core Strategy Policy CP3 requires that new development should be of a high quality of design, it should not cause detriment to the amenities of adjoining land users. Separation standards for new residential developments are set out in section 4.7 of the Borough Design Guide.
28. The proposed dwellings, given their ample separation distance from the surrounding residential properties and between them would not result in any overbearing or overshadowing impacts. In terms of overlooking, Units 1-3 would be located circa 10-18m from the boundary and over 28m from away from the rear of dwellings to the south of the site. Unit 1 would be also located at a separation of circa 26m from the side elevation of the nearest neighbouring dwelling to the east along Brookers Hill, and there would be approximately 15m between the front elevations of units 1 and 4. All these separation distances are acceptable in accordance with the Borough Design Guide and so no mutual overlooking impact is expected from the proposal.
29. It is considered that overall the proposed development will have an acceptable impact on the amenity of neighbouring occupiers with respect to overlooking, overshadowing and overbearing impacts.

#### **Amenity Space for Future Occupiers:**

30. The Borough Design Guide specifies a minimum depth of 11 metres for rear gardens and a 1 metre set-back from the site boundary to allow access thereto. The submitted Plans show that units 2, 3, 5 & 6 would have rear gardens of irregular depth but all in excess of 11m in depth, whilst units 1 & 4 would have rear gardens of circa 10.5m in depth. Notwithstanding, given the width of the plots between 10-11m, they would be capable of accommodating typical garden activities with adequate levels of privacy. It follows that the proposal will provide a suitable level of private amenity space for the dwellings.
31. It is noted previous concerns on application Ref. 163327 over the proximity of the dwellings to the existing tree canopies, which could result in rear gardens of poor quality rear due to being significantly overshadowed. In this respect, the proposed site layout has been revised in comparison to that submitted under application 163327, and there is now a triangular space proposed between units 3 and 4 that contains the majority of the significant trees on the site. The new site layout arrangement demonstrates that shading from existing trees will be mostly outside of rear gardens, although there will a little shading to unit 4 but only during part of the afternoon. On this basis, proposed rear amenities for the dwellings are considered acceptable.

### **Internal Space Standards:**

32. Policy TB07 of the MDD and Policy R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard 2015 sets that a minimum standard of 93sqm for a 3bed property and 97sqm for a 4bed property. The proposed dwellings would significantly exceed the national minimum requirements with units 1, 4 & 5 (3bed) having 116sqm, 120sqm & 120sqm respectively; whereas units 2, 3 & 6 (4bed) would have 162sqm each. The proposed dwellings will therefore provide an acceptable standard of accommodation for future occupiers.

### **Access and Movement:**

#### *Highway Network and Traffic Impact:*

33. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network.
34. The application is accompanied by a Transport Statement (TS) which assesses the impact of development, both in terms of the traffic generated by the development itself and in the context of the cumulative impact of additional residential development within the neighbouring SDL. WBC trip rates have been used for this assessment and Crash Map has been used to assess any casualty accidents in the area of the site. Two accidents occurred in 2018 and 2020 and the junction of Brookers Hill and Hollow Lane and therefore not considered directly relevant to the proposed development. The submitted TS has been reviewed by the WBC Highways Officer who has indicated it is unlikely that the proposed development would have an adverse impact on the highway network.
35. Due to the location of the development site, the WBC Highways Officer has indicated a Construction Method Statement will be required. This will be secured by condition 12.

#### *Access and Site Layout:*

36. The proposed development will be accessed from the existing private Brookers Hill cul-de-sac. It is proposed to provide a 4.8m wide access road with a 2m wide footway on the south side. The carriageway width follows the width of the existing road. A 2m footway is proposed on both sides to facilitate and enable safe pedestrian access to these dwellings which is acceptable. These pavements would be recommended to be used as service margins.
37. Pedestrian visibility splays of 2m x 2m have been provided for any driveways/parking spaces that cross pedestrian routes which is acceptable. Any obstructions within the splays must be maintained to be no higher than 0.6m which will be secured via condition 13.

#### *Parking and Cycle Parking:*

38. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Proposed Site plan shows that there will be at least 4 parking areas

which are indicated across the site. This is based on WBC's Parking Standards which is acceptable. Each dwelling would benefit from at least 2no parking spaces and this level of parking is considered acceptable to serve the development. It is proposed 1 visitor space and 1 unallocated space to serve the development which is acceptable. The proposed driveways are of an acceptable width and have acceptable reversing distance and safe manoeuvring. No objections have been raised by the WBC Highways Officer on this ground.

39. Electric vehicle charging point shall be indicated for all private driveways in accordance with WBC highway design guide. Whilst this has been included in the text of the TS, no information has been provided on the level of charging units been proposed. This will be secured via condition 16.
40. Cycle parking for each dwelling are shown on the proposed Site Plan with direct access from the driveways into the rear gardens. The TS indicates that these will be provided in secure sheds and with 2 or 3 spaces depending on the number of habitable rooms to accord with WBC Parking. This is acceptable. Details of this will be secured by condition 15.

#### *Sustainability:*

41. The TS sets out details of public transport, walking and cycling facilities that would be available for the proposed dwellings. Although WBC Highways Officer considers that some key destinations would have medium/low levels of accessibility for pedestrians (e.g. primary schools), the development would have good access to the Hollow Lane bus stops (which provide a good level of service between Reading and Arborfield), and is also well-situated for cycling. The Officer considers that the cycling and bus options available could provide acceptable alternatives to the private car. No objections are therefore raised in this respect.

#### *Financial Contributions:*

42. In order to encourage use of non-car modes, a contribution is being sought towards implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative. In this case, a contribution of £520/residential unit will be required for My Journey and a further contribution of £368 per residential unit for the South of M4 public transport strategy delivery. Both of which would be secured through the associated S106 agreement.

#### *Site Road Management:*

43. As the development site is off an existing private road the proposed site road will also need to remain private. A S106 agreement is required to secure this including details of the management company set up to look after the maintenance of the road, the Borough's inspection fee and the Advance Payments Code (APC) bond.
44. WBC operates the Advance Payments Code (APC), whereby a bond to the cost of making up the roads is required on commencement of construction of any buildings fronting the road. This applies regardless of whether or not the roads are to be adopted. The bond is discharged either upon completion of a S38 adoption agreement or once private roads have been completed to a satisfactory standard.

## **Flooding and Drainage:**

45. The development is in Flood zone 1 and low risk from surface water flooding according to the Environment Agency mapping. There will be increase in impermeable area as a results of the proposals. A Drainage Report (GTA Civils & Transport Ltd, July 2021) has been submitted in support of the application. The applicant has also provided drawing no. 11357/1101 showing drainage layout. The WBC Drainage Officer is satisfied with the information provided and has raised no objections to the proposal, conditioned to see exceedance route plan as where runoff flows with direction and arrows. This will need to be secured by condition 11.

## **Landscape and Trees:**

46. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
47. There are trees on the site and within the northern site boundaries protected by TPO1682/2019 consisting of single and groups of trees including; Scots Pine, Sycamore, single and groups of Poplar.
48. An Arboricultural Impact Assessment including Tree Survey, Tree Protection Plan and Arboricultural Method Statement has been submitted with the application. There are 4 trees proposed for removal all along the southern boundary; 2 Poplar T51b and T51c, 1 Western Red Cedar T46, all category U, and T51 Sycamore 'C'. These trees are not included in the TPO and their removal is acceptable. The Tree Protection Plan Ref. TPP-525-06 Rev. A 4/2021 is also acceptable.
49. All the protected trees are in the northern section of the site, and these have been retained within the northern boundary of the gardens of units 5 & 6 and within a triangular area given over to the remaining protected trees between units 3 & 4. At least a third of the root protection area of T63 Scots Pine (protected) is included within an area of hard landscaping from the access road to Unit 3. However, this area is proposed as 'No Dig' and a typical cross section diagram is included on the Tree Protection Plan. Permeable block paving is proposed to some of the hard surfacing which also includes tarmac. The variation in texture and colour of the paving types is an important feature of the design providing more interest and detail, as well as importantly making sure that the RPA of T63 has plenty of access to water, soil nutrients and air. This can be included as part of scheme of landscaping.
50. The proposed scheme minimises the impact on the retained and protected trees and shading of gardens with just one small area of shading to unit 4 only during part of the afternoon. Likewise, the Landscape Masterplan Strategy is acceptable. The WBC Trees and Landscape Officer has raised no objections to the proposals. Condition 6 is recommended to secure appropriate landscaping scheme. Condition 19 is recommended to secure the protection and retention of existing trees.

## **Ecology:**

51. Paragraphs 170 and 175 of the National Planning Policy Framework recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Opportunities to incorporate biodiversity in and around developments should be encouraged. CP7 of the Core Strategy and TB23 of the MDD Local Plan relate to ecology, biodiversity and development.
52. The application is accompanied by an updated Preliminary Ecological Appraisal (John Wenman Ecological Consultancy, May 2021, Ref: R2769/a) which has been undertaken to an appropriate standard and builds upon previous ecological reports including that for application 163327. It is also accompanied by a Reptile Survey (John Wenman Ecological Consultancy, August 2021, Ref: R2833/a).

## *Habitats:*

53. Habitats on site comprise predominantly neglected grassland with native hedge boundaries and mature poplar trees, ruderal vegetation, hedgerows and scattered trees. These habitats are not priority habitats, nonetheless, the hedges and vegetation on the site are likely to be used by nesting birds, and as such, any vegetation clearance will need to be undertaken outside the bird nesting season (March - August inclusive). This will be secured via condition 10 to require a construction environment management plan for biodiversity.

## *Reptiles:*

54. The Reptile Survey report has been undertaken to an appropriate standard and concludes that the site is highly unlikely to support reptiles. The WBC Ecology Officer has raised no objections to this aspect.

## *Bats:*

55. The hedges around the site offer commuting and foraging opportunities to bats and two poplar trees were assessed as having potential to host bat along with a Scots Pine which possesses a mounted bat box). As these trees are to be retained, the risk of the proposals adversely affecting bats is considered to be minimal. No objections have been raised by the WBC Ecology Officer.
56. The Preliminary Ecological Appraisal states that the dark corridors along the site boundaries offer commuting and foraging opportunities for bats. Furthermore, paragraph 185 of the NPPF states that planning decisions should limit the impact of light pollution from artificial light on nature conservation. As such, condition 9 is recommended to ensure that a wildlife friendly lighting scheme is provided.

## *Other Protected Species:*

57. The report states that the site does not provide suitable terrestrial habitat for any species of herpetofauna and no signs of great crested newts and amphibians were observed during the survey. Although there is a badger sett 800m from the site, no evidence of badgers was recorded during the ecological survey. As such there should

be no adverse effects on the above protected species. No objections have been raised by the WBC Ecology Officer.

#### *Biodiversity Enhancements and Net Gain:*

58. In accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” details of enhancements for wildlife will need to be provided such as integral bird and bat boxes, reptile and hedgehog refugia, insect hibernacula for invertebrates, and wildlife-friendly landscaping. The assessment will need to include details of how the proposals will result in a net gain in Biodiversity units as measured using the DEFRA 3.1 metric. This will be secured via condition 8.

#### **Environmental Health:**

##### *Contamination:*

59. The application site is listed as potentially contaminated according to the Council’s mapping system. A Phase 1 Desktop Study and Preliminary Risk Assessment (Your Environment, Ref. YEX2153, July 2021) has been submitted with the application. The report concludes that it has been identified one or more potential material sources of contamination within the site itself or the surrounding area that may, if present, represent a risk of harm to future users of the development. Therefore, it is recommended that a Phase 2 site investigation is carried out to determine the actual pollution linkages and to quantify the risk to the receptors. The report also recommends that further development works on the site do not take place until this investigation has been completed and reported. Condition 5 will secure this.

##### *Noise:*

60. The application site is 100m south of the M4 and will be therefore subjected to high levels of road traffic noise. A Noise Impact Assessment (MRL Acoustics Ref: MRL/100/1730.1v1, May 2021) has been submitted with the application. It indicates that the development site is exposed to moderate levels of environmental noise during both the daytime and night-time due to road traffic noise. As such, it sets out noise mitigation measures to protect future residents from noise. Implementation of the noise mitigation scheme will be secured via condition 21.
61. In order to ensure that the existing residential amenities of adjoining and nearby occupiers are protected during construction, condition 20 relates to permitted hours of work during construction, and condition 12 requires the submission of a construction method statement.

#### **Waste Storage:**

62. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. The submitted Landscape Masterplan Strategy shows bin storage for each property to be located at the frontage of each plot. The WBC Highways Officer has indicated that the correct dimensions of the refuse vehicle have been used on plan 11357/101 which is acceptable. Whilst the measurements for carrying refuse from all dwellings has not been included, the Officer

has carried out an assessment on all dwellings, and these are within the accepted carrying distance. No objections are therefore raised on this ground. Details of waste storage will be secured via condition 18.

#### **Archaeology:**

63. The site is within an area of archaeological potential. Berkshire Archaeology have advised the following:

*“The site in question, whilst having no archaeological features known within it, lies in a landscape rich in archaeological remains, and itself has never been investigated, to the best of our knowledge. There are over 100 features recorded in the Berkshire Archaeology Historic Environment Record within a 1 km radius of the site, ranging from prehistoric flint hand axes and flakes, through Iron Age and Roman enclosures, pits, and pot sherds, to medieval moated sites and Tudor structures.”*

64. Given the scale of the proposed development, there is therefore a potential for the construction to impact heritage assets of archaeological interest, and so a scheme of archaeological works is required. This will be secured via condition 7.

#### **Community Infrastructure Levy:**

65. The application is liable for CIL payments because it involves 6 new residential dwellings on site. It is payable at £365/m<sup>2</sup> index linked.

#### **Thames Basin Heaths Special Protection Area:**

66. The site falls outside of TBH SPA 5km mitigation zone where monetary contributions would be sought for a scheme of more than 50 dwellings. Since the application proposes 6 residential units, there is no requirement for a concomitant provision of SANG or SAMM payment to mitigate the impact on the TBH SPA.

#### **Affordable Housing:**

67. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 40% for any development involving five dwellings or more or land with a total area of 0.16 hectares or more. Within SDLs 35% affordable housing should be secured. The application site exceeds this threshold and therefore there is a requirement for the provision of affordable housing.
68. The WBC Affordable Housing Team has indicated that for this site, there would be a requirement to provide affordable housing in the form of 2 x 3 bedroom onsite units, with the remainder of the affordable housing delivered as a commuted sum equivalent to 0.1 units. In this case, the commuted sum has been calculated as £10,737.65.
69. The provision and delivery of the affordable housing element of the scheme would be secured through the associated S106 legal agreement.

#### **Other:**

70. The WBC Emergency Planning Officer has raised concerns over the development being within the vicinity of a major accident hazard pipeline. However, it is noted that

the Council's constraints mapping system identifies the site is approximately 50m away from the location of the pipelines which are to the east of the site, and the proposal will utilise an existing access road, whereas it is unlikely there would be an impact on the pipelines arising from the proposals. A reason to refuse the application on this ground would not be substantiated.

## **CONCLUSION:**

For the reasons outlined in this report, whilst contrary to the spatial strategy of the local plan due to its location outside of a defined settlement boundary and within the countryside, the application proposal would deliver a high-quality development that provides positive benefits to help meet the needs of the community and delivers on Wokingham's development aspirations for the area. Furthermore, there would be no significant adverse impacts with regard to the impact on the character of the area, residential amenities, highways, flooding & drainage, trees, ecology, environmental health or archaeology. Officers therefore recommend the application for approval, subject to the conditions listed and an accompanying S106 agreement.

### **The Public Sector Equality Duty (Equality Act 2010)**

*In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.*



## APPENDIX 1 - Conditions / Informatives

### Conditions:

- 1. Timescale** - 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. Approved Details** - This permission is in respect of the submitted application plans and drawings numbered (08) 20-Rev P4; (08) 21-Rev P3; (08) 22-Rev P3; (08) 23-Rev P1 & (08) 24-Rev P2 received by the local planning authority on 27/07/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. External Materials** - 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. Ground and building levels** - No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).  
*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.*
- 5. Contamination** – No development shall take place until a Phase 2 Site Investigation to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.  
*Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.*
- 6. Landscaping** - Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and

minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

- 7. Archaeology** - No development shall take place until the applicant or their agents or successors in title have secured the implementation of a scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the local planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

*Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policy: Paragraph 194 of the NPPF.*

- 8. Biodiversity Enhancements** - Prior to commencement of development, full details of biodiversity enhancements, to include locations and elevations of six integrated bird and six integrated bat boxes, tiles or bricks on the new buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

*Reason: To incorporate biodiversity in and around developments in accordance (paragraphs 179 and 180 of the NPPF).*

- 9. Lighting Scheme** - No development above slab level shall commence until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An Isolux contour map showing light spillage to 1 lux.

The approved lighting plan shall thereafter be implemented as agreed.

*Reason: To limit the impact of light pollution from artificial light on nature conservation (paragraph 185 of the NPPF).*

- 10. CEMP (Biodiversity)** - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.

- b) Identification of “biodiversity protection zones”.
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

*Reason: To minimise impacts on biodiversity (paragraphs 179 and 180 of the NPPF).*

- 11. Exceedance Flow** - Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

*Reason: To ensure satisfactory drainage of the site and to prevent increased risk of flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.*

- 12. Construction Method Statement** - 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
- viii. no deliveries outside the permitted working hours
- ix. Best practice for use of machinery on site e.g. no idling of engines when equipment not in use etc.

*Reason: In the interests of highway safety & convenience and neighbour amenities.*

*Relevant policy: Core Strategy policies CP3 & CP6.*

- 13. Visibility Splays provision** – 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 11357/101 Rev P3 as part of the Transport Statement (gta Civils & Transport, Ref. 11357, dated March 2022). 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.*

- 14. Parking and turning space to be provided** - 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.*

- 15. Cycle parking** - Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

- 16. Electric Vehicle Charging** - Prior to occupation of development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points 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 charging of electric vehicles and used for no other purpose.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

- 17. Access surfacing** - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

*Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.*

- 18. Bin store** - No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The

bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

*Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.*

**19. Retention of trees and shrubs** - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans – Arboricultural Implications Assessment and Arboricultural Method Statement Ref. 526 – 6.4.22 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.*

**20. Hours of work** - 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.*

**21. Noise Mitigation** - The development hereby approved shall be carried out in accordance with the noise mitigation measures as identified in the Noise Impact Assessment (MRL Acoustics Ref: MRL/100/1730.1v1, May 2021) received by the Local Planning Authority on 27/07/2022. The noise mitigation scheme shall be implemented prior to the occupation of development, in full in accordance with the approved details and for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

*Reason: To ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

**22. Restriction of permitted development rights** - Notwithstanding the provisions of Classes A, B, C, D, E, F and G 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 prevent overdevelopment of Countryside location. Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.*

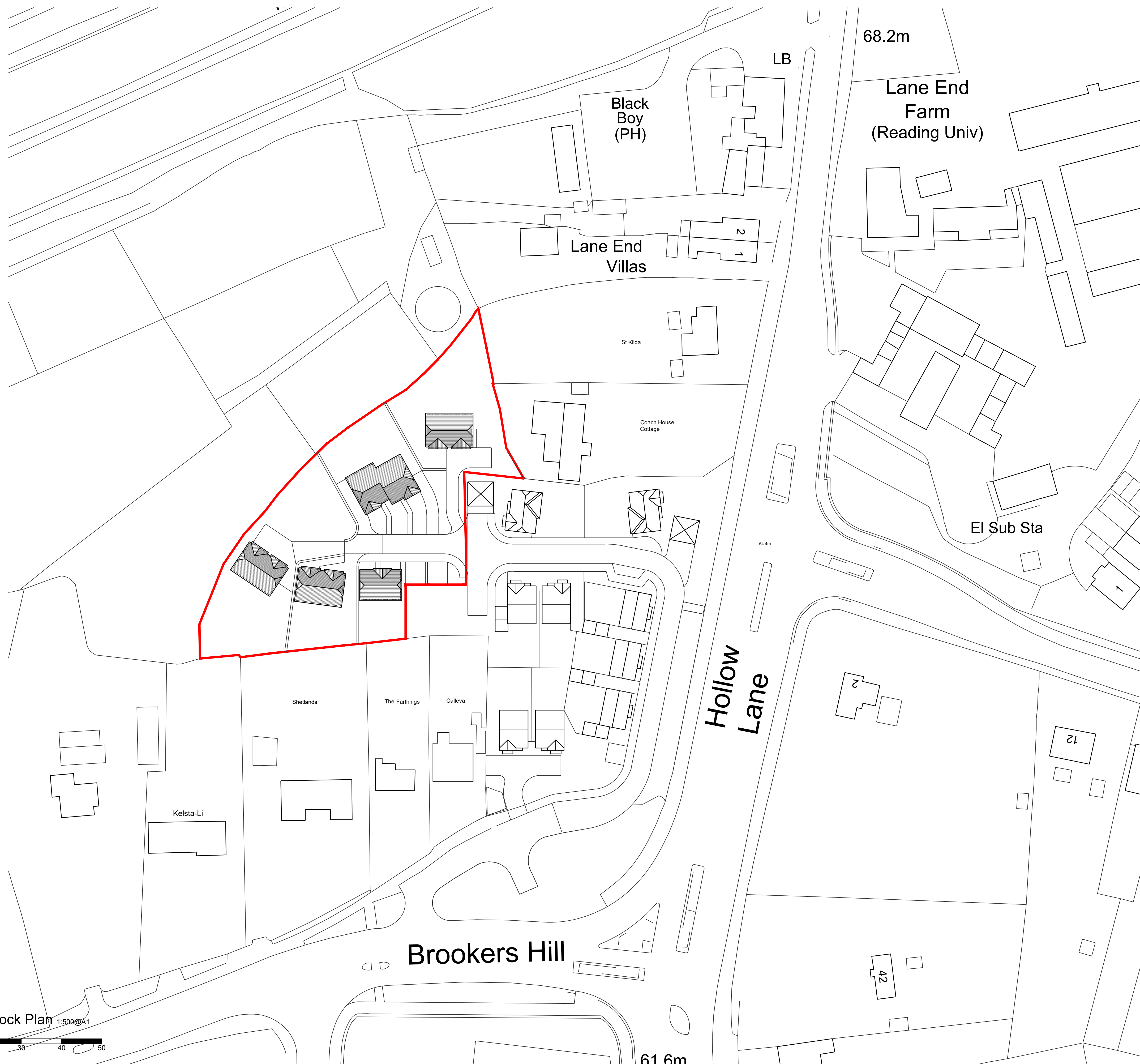
*Informatives:*

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated \_\_\_ January 2023, the obligations in which relate to this development.
2. 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.
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
4. The Head of Highways 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.
5. 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.
6. 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.
7. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
8. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. 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/>.

9. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development





Site Block Plan 1:500@A1  
 Scale in Metres  
 0 5 10 15 20 30 40 50

Location Plan 1:1250@A1  
 Scale in Metres  
 0 10 20 30 40 50 100

Proposed Location and Block Plan  
 For 6 House Units at  
 Lane End House, Shinfield

CLIENT	Nova Developments (Reading) Ltd	JOB NO.	C-1624	REV.	P2
PROJECT	Proposed Housing Development at Lane End House, Shinfield, Reading	SCALE	1:500/1250@A1	DATE	Mar 2021
		DRAWING NO.	(08)24	REV.	JJ

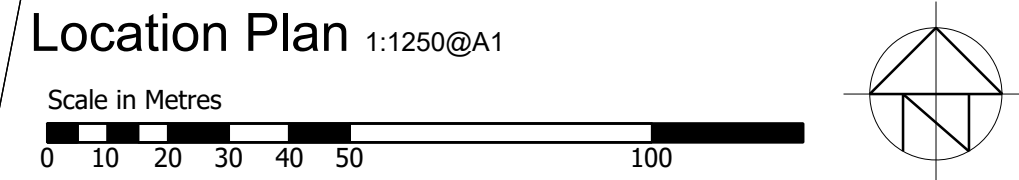


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Accommodation Schedule	G/A	Volume m3
4 bed house - 160 x 3 (unit 2,3 & 6)	= 480 m2	1782m3
3 bed house - 115 x 1 (unit 1)	= 115 m2	468m3
3 bed semi - 120 x 2 (unit 4 & 5)	= 240 m2	1056m3
<b>TOTAL (6 units)</b>	<b>= 835 m2</b>	<b>3306 m3</b>

115



**CROWTHER ASSOCIATES**  
 ARCHITECTS  
 CROWTHER ASSOCIATES ARCHITECTS LLP  
 PELHAM HOUSE, 25 PELHAM SQUARE, BRIGHTON BN1 4ET  
 T: 01273 895535 www.crowtherassociates.co.uk

DRAWING

Proposed Site Plan  
 For 6 House Units at  
 Lane End House, Shinfield

CLIENT Nova Developments (Reading) Ltd  
 PROJECT Proposed Housing Development at Lane End House, Shinfield, Reading

JOB NO. C-1624  
 SCALE 1:200@A1

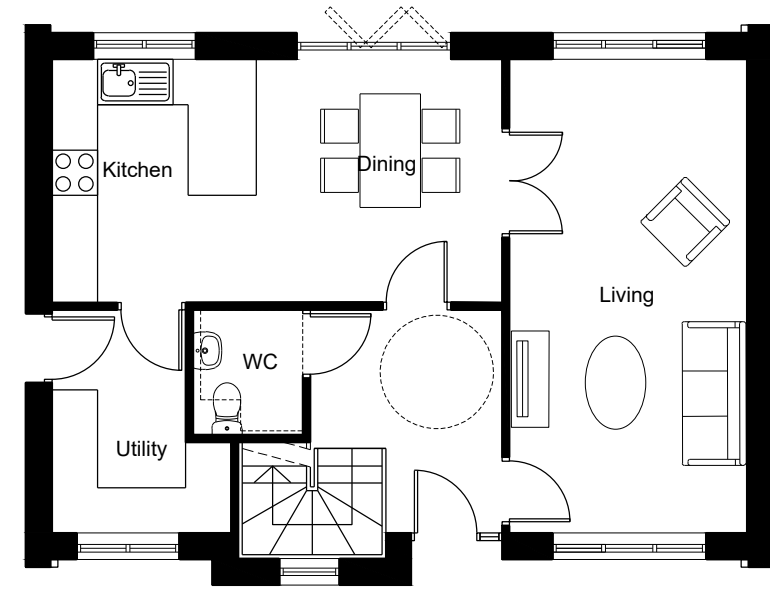
DRAWING NO. (08)20  
 DATE Mar 2021

REV. P4  
 DRAWN JJ

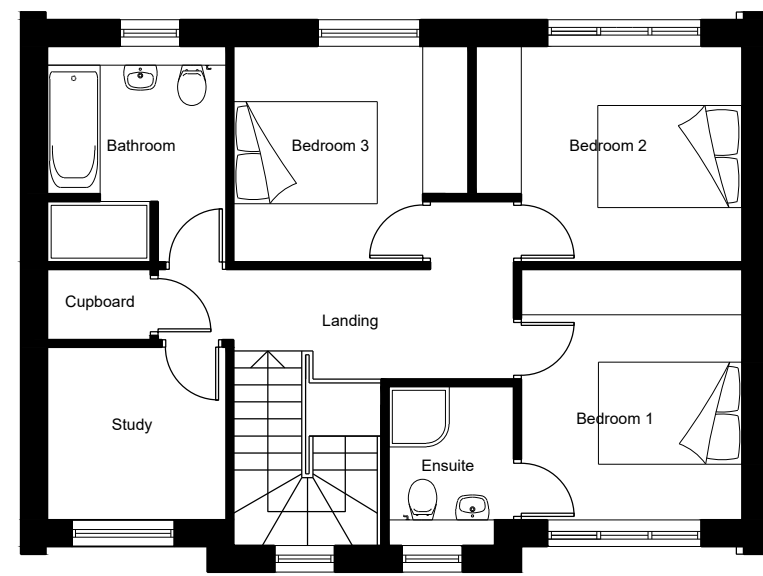
**CROWTHER ASSOCIATES**



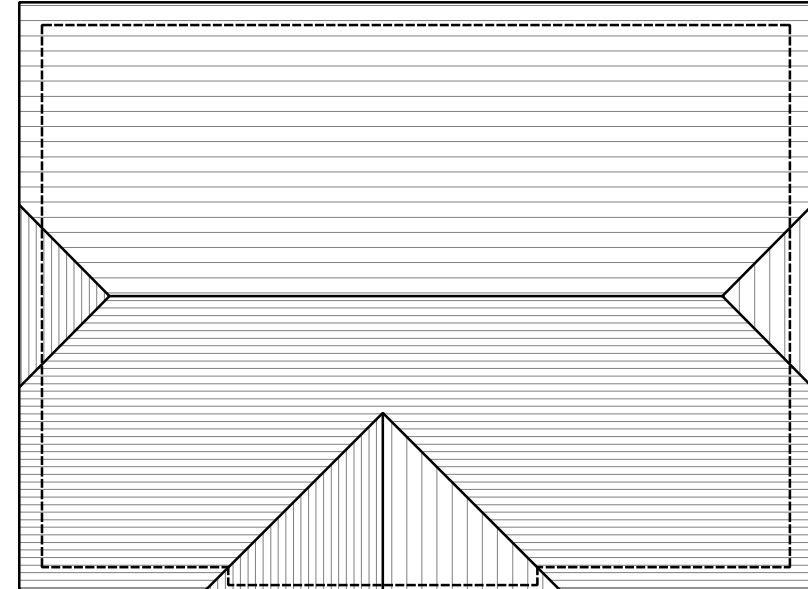
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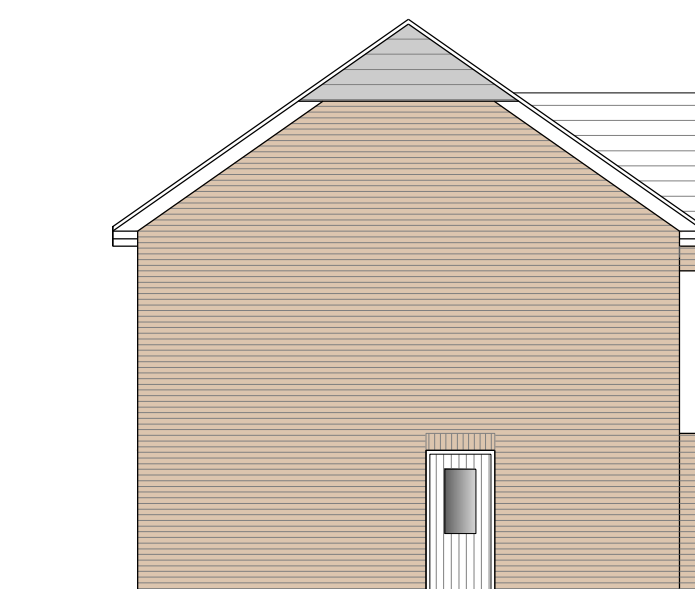
Ground Floor Plan



First Floor Plan



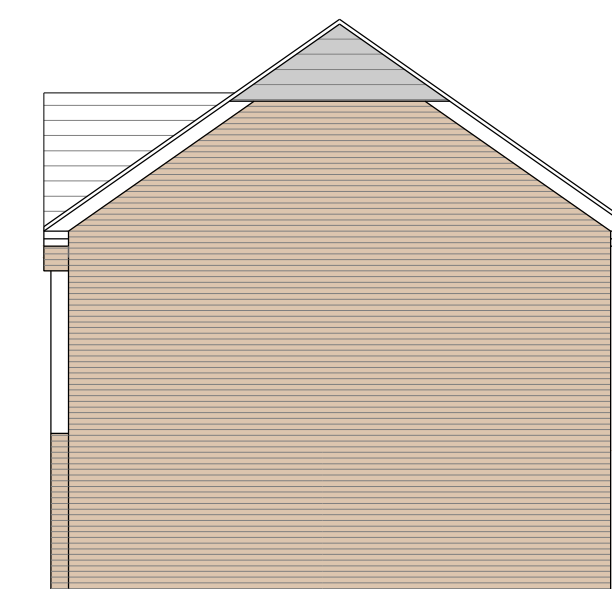
Roof Plan



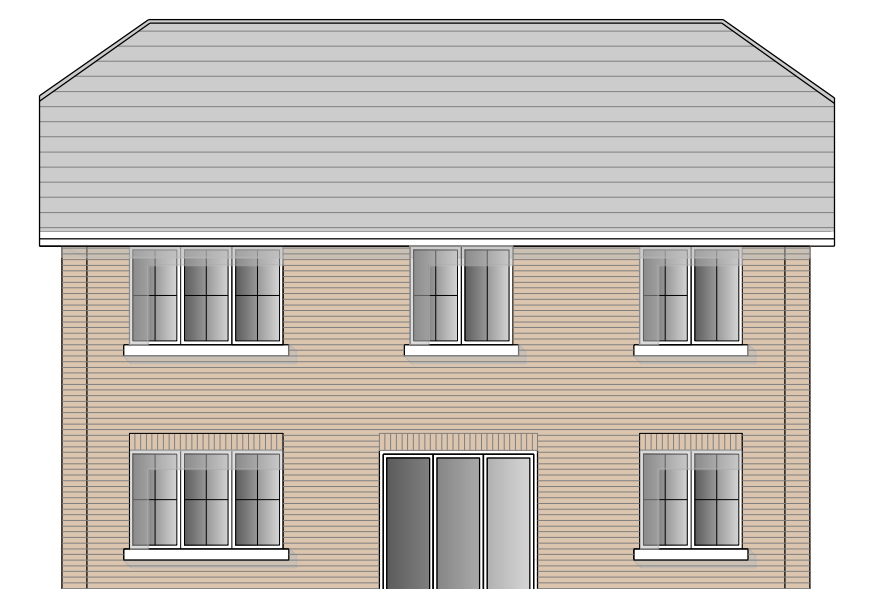
Typical Side 01 Elevation



Typical Front Elevation

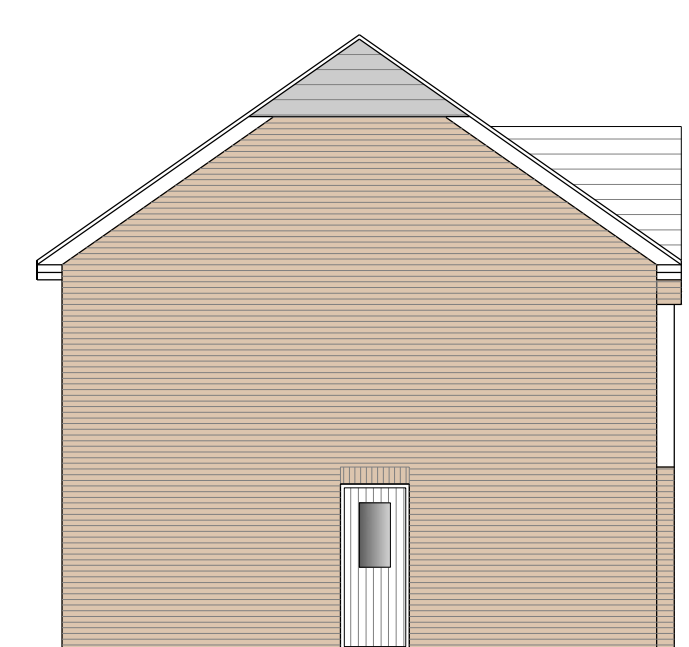


Typical Side 02 Elevation



Typical Rear Elevation

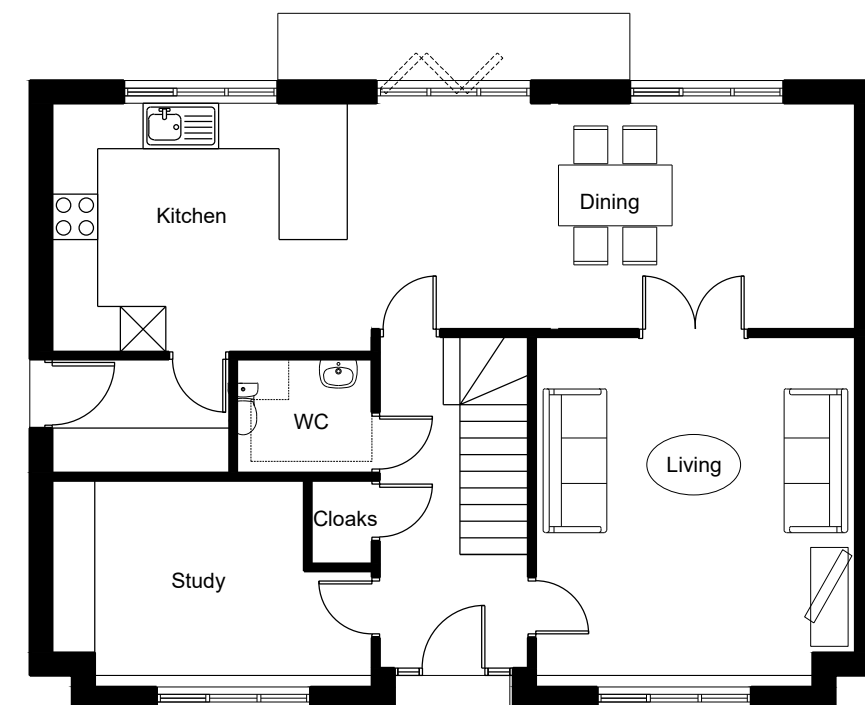
**3 bed Detached Unit**  
1:100@A1



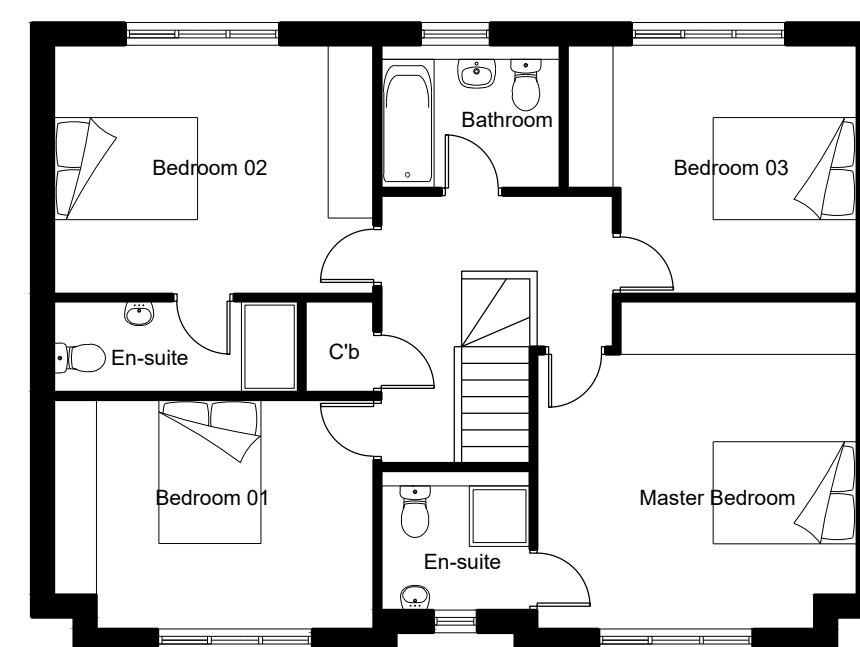
Typical Side 01 Elevation



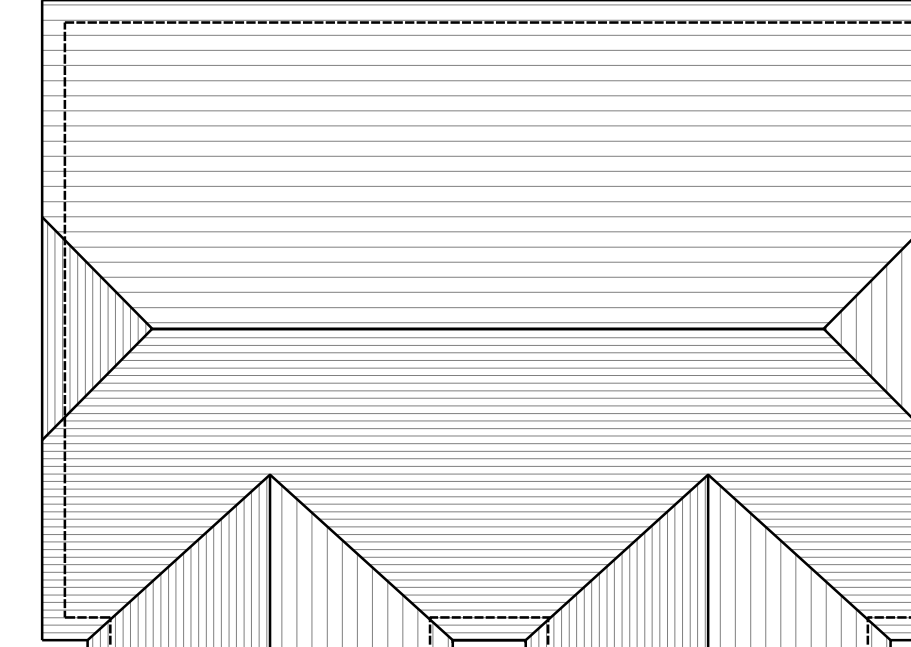
Typical Front Elevation



Ground Floor Plan



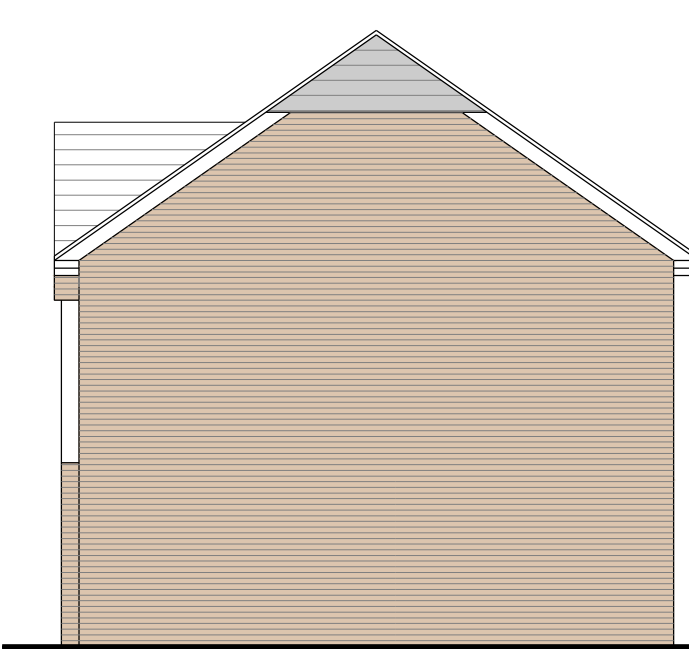
First Floor Plan



Roof Plan

**4 Bed Detached Unit**  
1:100@A1

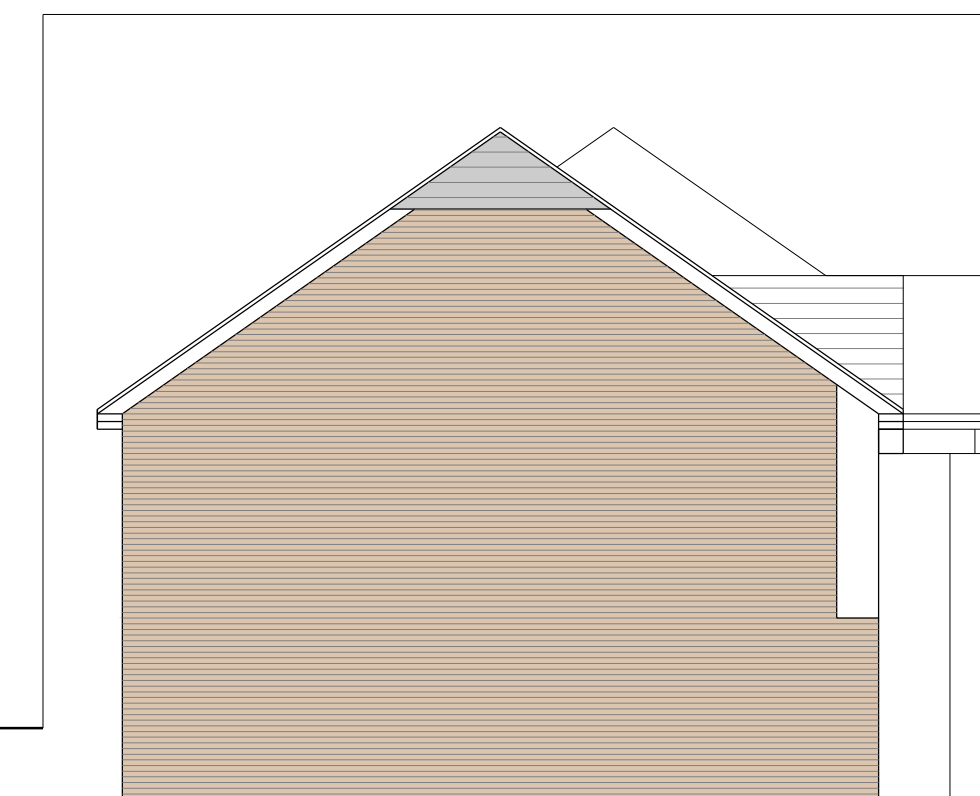
Accommodation Schedule	G/A	Volume m3
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3 bed house - 115 x 1 (unit 1)	= 115 m2	468m3
3 bed semi - 120 x 2 (unit 4 & 5)	= 240 m2	1056m3
<b>TOTAL (6 units)</b>	<b>= 835 m2</b>	<b>3306 m3</b>



Typical Side 02 Elevation



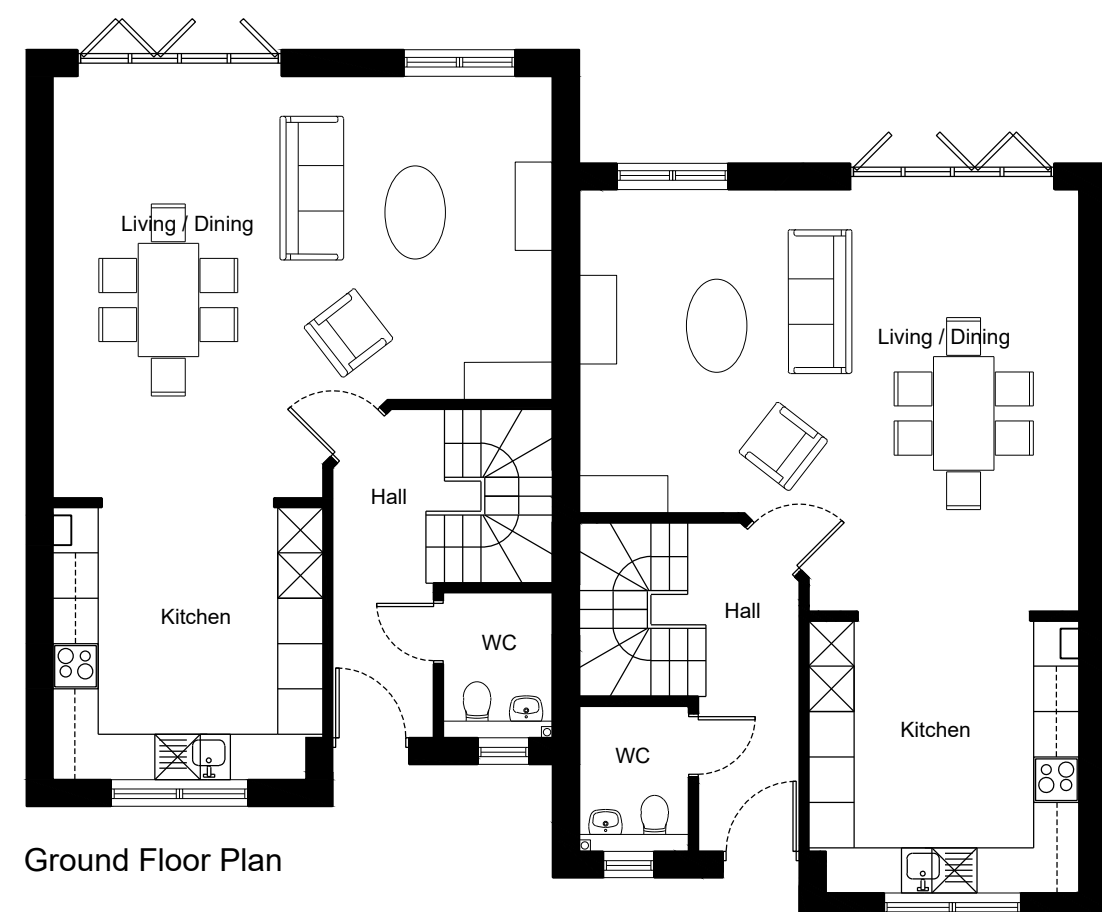
Typical Rear Elevation



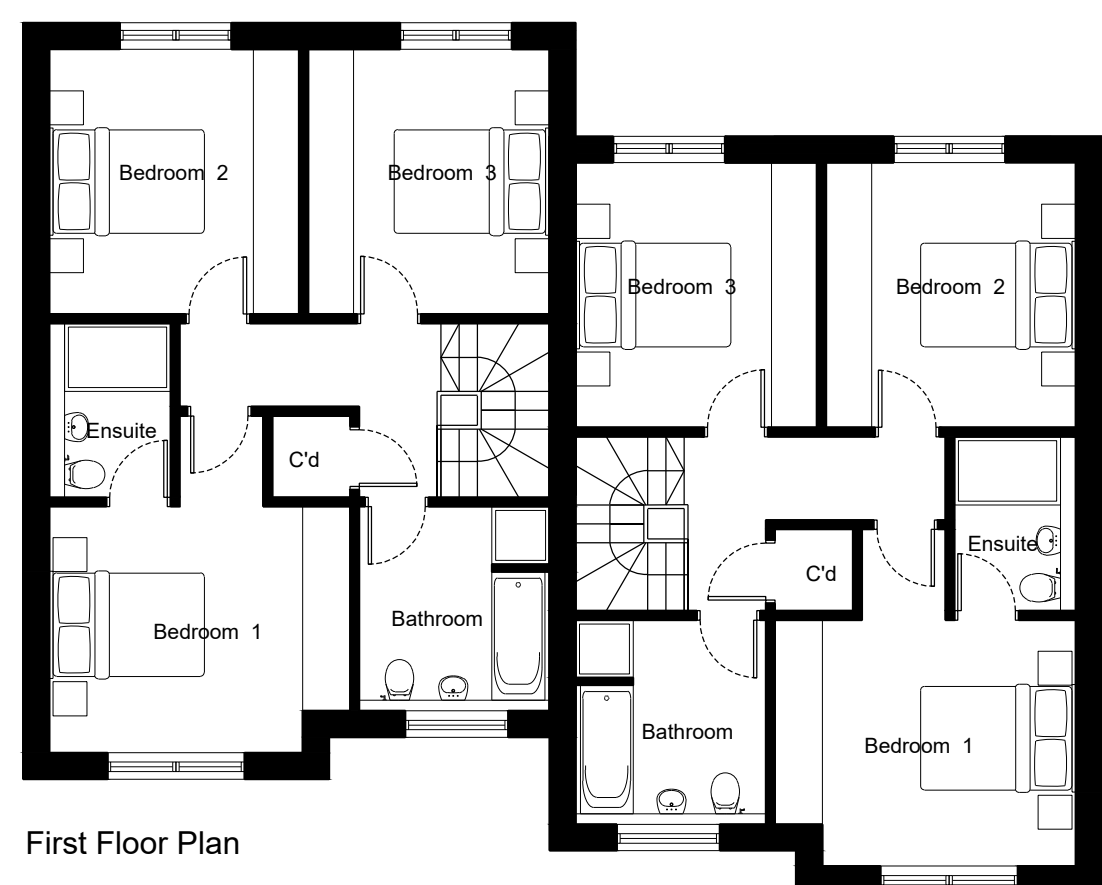
Typical Side 01 Elevation



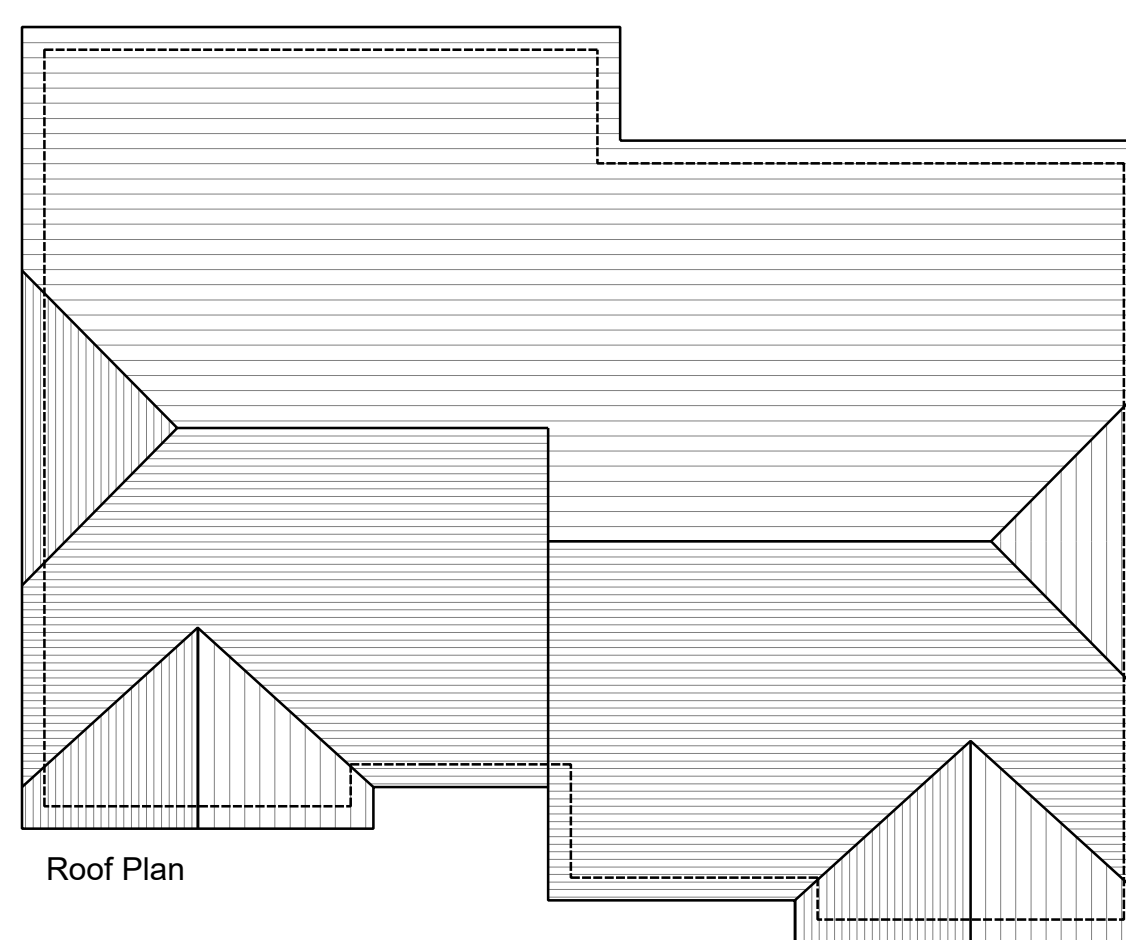
Typical Front Elevation



Ground Floor Plan

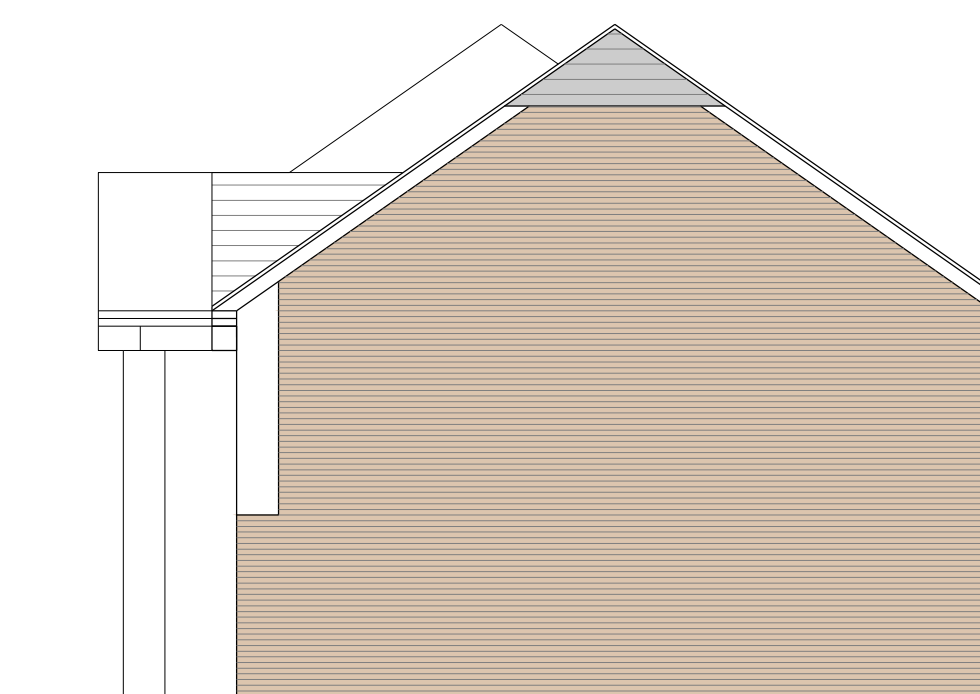


First Floor Plan



Roof Plan

**3 Bed Semi-detached Unit**  
1:100@A1



Typical Side 02 Elevation



Typical Rear Elevation

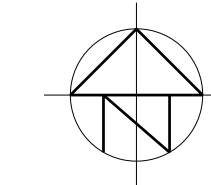
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Street Elevation Looking North  
1:100@A1



Street Elevation Looking South  
1:100@A1



Scale in Metres  
0 1 2 3 4 5 10

CLIENT	Nova Developments (Reading) Ltd	JOB NO.	C-1624	DRAWING NO.	(08)23	REV.	P1
PROJECT	Proposed Housing Development at Lane End House, Shinfield, Reading	SCALE	1:100@A1	DATE	Mar 2021	DRAWN	JJ

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# Agenda Item 45.

Application Number	Expiry Date	Parish	Ward
222001	31 October 2022	Finchampstead	Finchampstead South;

<b>Applicant</b>	Wokingham Borough Council
<b>Site Address</b>	Land east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue Finchampstead, RG40 9JF
<b>Proposal</b>	Application to vary conditions 2 (approved plans), 24 (affordable housing), 28 (landscape management) and 35 (planning obligations) of planning consent 202133 (full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage). The application seeks to introduce variation to the design of the approved scheme.
<b>Type</b>	Section 73 Application – Minor Material Amendment
<b>Officer</b>	Joanna Carter
<b>Reason for determination by committee</b>	Major application Applicant is Wokingham Borough Council

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 12 October 2022
<b>REPORT PREPARED BY</b>	Assistant Director – Place and Growth
<b>RECOMMENDATION</b>	<b>APPROVAL subject to conditions 1-34, 36, 37 and informatives (see Appendix 1) and to delegate authority to the Head of Development Management to finalise planning obligations to be defined within condition 35 which are to form the basis of a future Unilateral Undertaking pursuant to section 106.</b>

## SUMMARY

Planning permission for the re-development of the Gorse Ride South was granted in February 2021 for 249 dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage. 74% (or 185) of the dwellings are to be delivered as affordable housing. The current Section 73 application is made by Wokingham Borough Council and seeks to make minor material amendments to the design of the of the dwellings to ensure deliverability of the scheme and successful maintenance and management of the estate. The changes sought by the current application include minor changes to the layout of the apartment blocks (removing energy centre and substations from within), amendments to the proposed materials, finishes and roof forms, minor changes to fenestration, entrance canopies, binstores and boundary treatment. Due to the limited scope of the changes proposed, the report will consider planning issues only insofar as they relate to the amendments. Therefore, the assessment focuses on the impact of the changes on the character and appearance of the proposed residential buildings, their relationship with the surrounding area and practical implications resulting from the design changes. For reasons set out in this report, the proposed amendments are considered to be of a minor nature and comply with all relevant planning policies. The Section 73 application is therefore recommended for approval, subject to conditions set out in Appendix 1.



<b>RELEVANT PLANNING HISTORY</b>		
<b>Application Number</b>	<b>Proposal</b>	<b>Decision</b>
B/1/66	Residential development	Approved 8/7/1967
181951	<p>Land at Arnett Avenue and Barkham Ride, RG40 4EE.</p> <p>Full application for the proposed erection of 46 no. dwellings (10 houses, 36 flats) with associated parking and landscaping, following demolition of existing buildings.</p> <p><i>[OFFICER NOTE: neighbouring site, referred herein as phase 1).</i></p>	Approved 31/10/2018
200545	Screening Opinion application for an Environmental Impact Assessment for a proposed redevelopment of the existing Gorse Ride South Estate, comprising the construction of up to 265 units with associated access, parking, and private and public open spaces.	<p>30/03/2020</p> <p>Not EIA development</p>
202133	Full planning application for the proposed redevelopment of the existing Gorse Ride South Estate, comprising demolition of existing buildings and replacement with 249 no. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage	Approved 19/02/2021
213155	Full application for the proposed temporary change of use from a residential bungalow (Use Class C3(a)) to community engagement and housing office space (Use Class E(g)(i)) with associated internal alterations, hard surfacing to form new wheelchair access and changes to fenestration.	Approved 18/10/2021

<b>DEVELOPMENT INFORMATION</b>	
Proposed units	249 (no change)
Proposed density - dwellings/hectare	48 dwellings per hectare (no change)
Number of affordable units proposed	185 (no change)
Previous land use	Residential, public open space (including two formal areas of children's play space)
Proposed parking spaces	397 (reduction from 398 parking spaces originally proposed)
Proposed Public Open Space	0.98ha (no change)

## CONSTRAINTS

Modest Development Location  
Public Open Space  
Wind turbine safeguarding zone  
Children's play areas (two)  
Farnborough Aerodrome consultation zone  
Thames Basin Heath Special Protection Area – 5km  
Contaminated land consultation zone  
SSSI Impact Risk Zone  
Tree Preservation Order (TPO-0549-1992) adjacent to site (between 185/189 Nine Mile Ride)

## CONSULTATION RESPONSES

Landscape and Trees

Further information and required in relation cycle parking, boundary treatment and landscape management plan (*Officer comment: details pertaining to conditions 16 (cycle parking), 27 (boundary treatment) and 28 (landscape management plan) are no longer proposed as part of this application. The applicant confirmed that these will be submitted as a separate application for the discharge of details reserved by conditions*)

Highways

No objection to parking provision, further information required in relation to cycle parking (*Officer comment: details pertaining to conditions 16 (cycle parking), 27 (boundary treatment) and 28 (landscape management plan) are no longer proposed as part of this application. The applicant confirmed that these will be submitted as a separate application for the discharge of details reserved by conditions*)

Flood Risk and Drainage  
Affordable Housing  
Environmental Health

No objection to variation of Condition 2.  
No objection  
No comments received (*Officer comment: due to the minor nature of the changes it is not considered that there are any relevant new or additional Environmental Health implications*)

## REPRESENTATIONS

**Finchampstead Parish Council:** “The Council has no objections”

**Local Members:** No comments received

**Neighbours:** No comments received

## **PLANNING POLICY**

### **National Planning Policy Framework National Design Guide National Planning Practice Guidance**

#### **Core Strategy (CS)**

CP1 – Sustainable Development  
CP2 – Inclusive Communities  
CP3 – General Principles for Development  
CP4 – Infrastructure Requirements  
CP5 – Housing Mix, Density and Affordability  
CP6 – Managing Travel Demand  
CP7 – Biodiversity  
CP8 – Thames Basin Heaths Special Protection Area  
CP9 – Scale and Location of Development Proposals  
CP13 – Town Centres and Shopping  
CP14 – Growth and Renaissance of Wokingham Town Centre  
CP17 – Housing Delivery

#### **MDD Local Plan (MDD)**

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  
CC06 – Noise  
CC07 – Parking  
CC09 – Development and Flood Risk  
CC10 – Sustainable Drainage  
TB05 – Housing Mix  
TB07 – Internal Space Standards  
TB08 – Open Space, Sport and Recreational Facilities Standards  
TB09 – Residential Accommodation for Vulnerable Groups  
TB12 – Employment Skills Plan  
TB21 – Landscape Character  
TB23 – Biodiversity and Development  
TB24 – Designated Heritage Assets

#### **Other**

South East Plan – Policy NRM6 (Thames Basin Heath Special Protection Area)  
Borough Design Guide Supplementary Planning Document  
CIL Guidance + 123 List  
Affordable Housing Supplementary Planning Document  
Sustainable Design and Construction Supplementary Planning Document  
DCLG – Nationally Described Space Standards

### Description of Development:

1. The application relates to a 5.2ha site within the development limits of Finchampstead; east of Gorse Ride South, south of Whittle Close and to the north and south of Billing Avenue. Planning permission was granted in 2021 under reference 202133 for the redevelopment of the Gorse Ride South Estate, comprising demolition of existing residential buildings and construction of 249 No. dwellings (mixed-tenure flats and houses) together with associated access, parking, landscaping, public open space and drainage. The application followed significant public consultation and engagement of local residents and was subsequently granted planning permission on 19 February 2021.
2. The current Section 73 application seeks to make minor material amendments to the original consent and does not therefore seek to amend the description of development. The following is proposed:
  - a. Omission of energy centre in Block 1 and extension of unit number P.54 into the excess space to allow for an M4(3) accessible apartment.
  - b. Internal substations to be relocated from internal siting within apartment blocks leading to an overall reduction in building height. Minor amendments to fenestration.
  - c. Amendment to materials treatment, including substituting the current tilebrick for a Staffordshire Blue alternative.
  - d. Amendment to the roof design across all units, including the omission of gables to rear elevations and replacement with a hipped roof alternative on two and three storey dwelling types.
  - e. Removal of chimneys (architectural features)
  - f. Replacement of ventilation louvres to flats with openable windows.
  - g. Amendment of the design of entrance canopies and bin stores.
  - h. Amendment to parking provision to allow for allocated disabled parking spaces, resulting in the overall reduction of 1no. space.
  - i. Removal of planters to flat terraces.
  - j. Replacement of 2no. two storey houses at Plots 9 and 10 to provide M4(3) bungalows, amendment of Plot 31 to change to M4(3)-compliant house and amendment of bungalows on Plots 11 and 12 to change to M4(3)-compliant bungalows.
3. A detailed assessment of the proposed amendments is made within the sub-sections below.

### Principle of Developments:

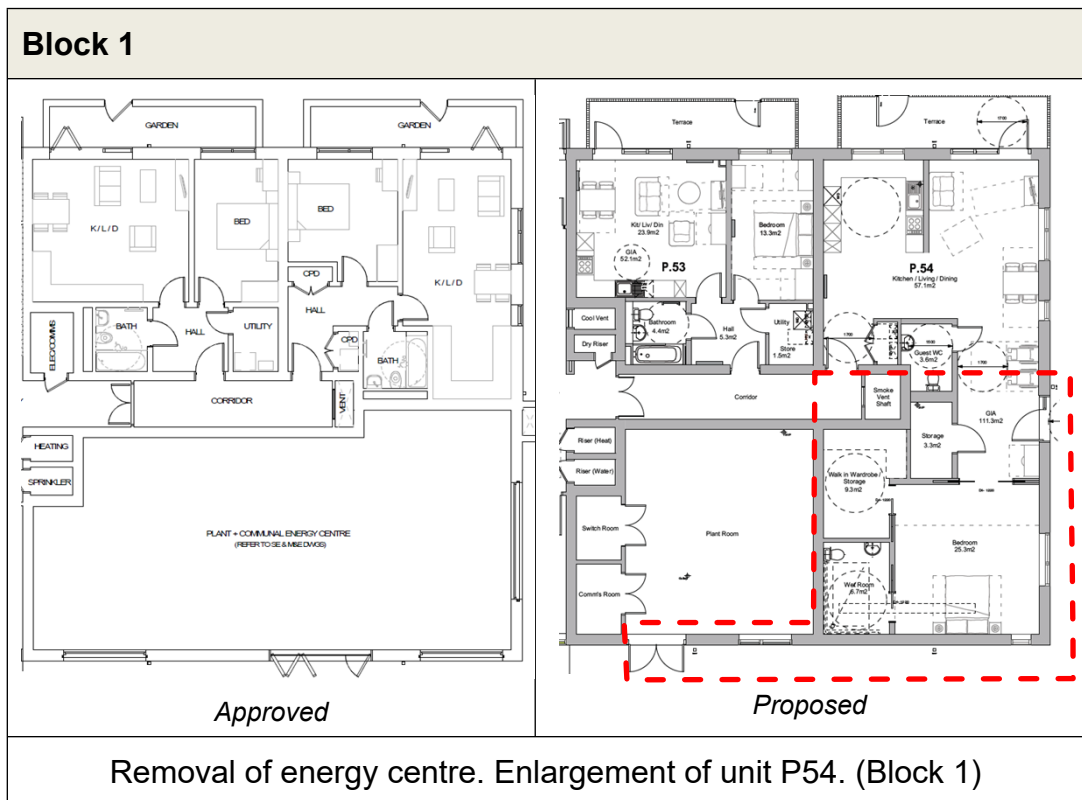
4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Managing Development Delivery Local Plan (MDDLDP) Policy CC01 establishes that planning applications that accord with Development Plan policies will be approved unless material considerations indicate otherwise. The principle of residential development is consistent with the Development Plan and has previously been established through extant planning permission 202133.





5. The current s.73 application seeks to make minor material amendments to the original consent. As such, this report will consider planning issues only insofar as they relate to the amendments now proposed. Assessment of the current application is therefore limited to the impact of the changes on the character and appearance of the residential buildings, their relationship with the surrounding area and practical implications resulting from the design changes.

**Character of the Area:**




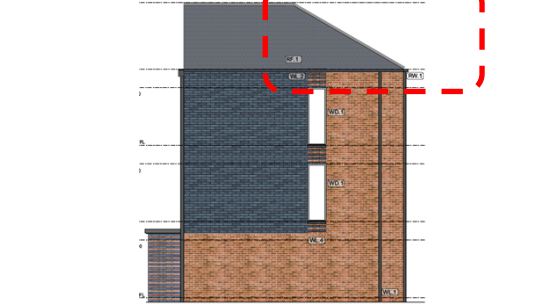
- 6. The NPPF requires that proposed dwellings should complement local buildings in relation to scale, density, layout and access. Policy CP3 of the Core Strategy outlines that development should be appropriate to the surrounding street scene, and without detriment to the amenity of neighbouring residents. Development proposals should seek to comply with the National Design Guide: Planning practice guidance for beautiful, enduring and successful places (October 2019) and the Borough Design Guide, both of which provide provides further advice on best practice.
- 7. The NPPF further stresses the importance of supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment. One of the Core Planning Principles is to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The National Design Guide and Borough Design Guidance also emphasise the importance of good design in achieving places where people want to live.
- 8. The principal changes to the scheme relate to the elevations and roof form of the proposed dwellings and are illustrated below:

a. Changes to internal layouts, elevations and fenestration (apartment blocks):







 <p style="text-align: center;"><i>Approved</i></p>	 <p style="text-align: center;"><i>Proposed</i></p>
<p>Omission of planters (roof floor) and architectural features. Changes to fenestration (ground floor level)</p>	
 <p style="text-align: center;"><i>Approved</i></p>	 <p style="text-align: center;"><i>Proposed</i></p>
<p>Omission of planters (roof floor) and architectural features. Changes to fenestration (ground floor level, to the left)</p>	

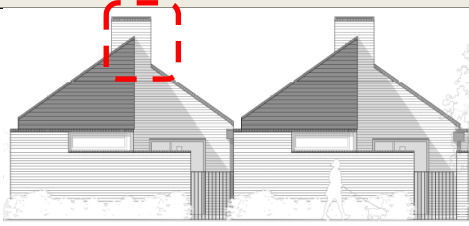

b. Changes to roof design, elevations and bin stores

<b>Three Storey houses</b>	
	
 <p style="text-align: center;"><i>Approved</i></p>	 <p style="text-align: center;"><i>Proposed</i></p>
<p>Omission of gables to the rear and replacement with a hipped roof</p>	

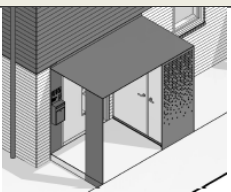
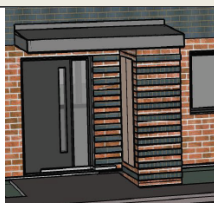
**Two Storey houses**

	
	
<i>Approved</i>	<i>Proposed</i>
Omission of gables to the rear and replacement with a hipped roof, omission of architectural features (chimneys)	

**Bungalows**

	
<i>Approved</i>	<i>Proposed</i>
Amendments to roof form and changes to front boundary treatment	

**Bin Stores**

	
<i>Approved</i>	<i>Proposed</i>
Changes to the design of bin stores on front elevation of house types	

c. Changes to the layout

**Changes to house types**







9. Whilst the proposed changes would result in a greater massing of the roof form across the site, this would not result in an increase of the height of the proposed buildings and, in case of the apartment blocks, would result in a reduction of approximately 0.4m. A further overall reduction in height would result from substitution of two two-storey houses with bungalows. As a result of pre-application design input from officers, front elevations of the two-storey houses are now proposed to comprise gables, which is considered to achieve a well-articulated roofscape which respects the design principles established at the original application stage. The variety and quality of the proposed materials and finishes will further contribute to an attractive design. Details of the proposed materials and boundary treatments are controlled by Conditions 6 and 27 respectively and remain in force. An additional condition is proposed to secure the detailed design of the window reveal depths and materials (36 refers).
10. The omission of the energy centre from Block 1 would require erection of external electricity substations within the public realm. An additional condition is proposed to control the design and the location of these structures (condition 37 refers).
11. The changes proposed in the current application are not considered to result in a scheme that is substantially different from the original proposal. When taken together, they would not have a detrimental impact on the character of the area and are deemed to constitute a minor material amendment to the original permission.

### **Residential amenities**

12. The proposed changes to the layout and house types are considered minor and would not result in a detrimental impact in terms of overbearing, overlooking or loss of light. All of the proposed dwelling types would continue to meet or exceed the Nationally Described Space Standard and provide an appropriate quantum of external amenity space.

### **Landscape and Trees**

13. The s.73 application had initially sought to incorporate details of boundary treatments as required under planning condition 27. The Tree & Landscape has reviewed the proposal and indicated that further consideration will need to be given to boundaries in the vicinity of retained trees. As such, the s.73 application description has been amended and no longer seeks to discharge this condition in parallel. Detail of boundary treatments continues to be controlled by the original planning permission and a future application will be required to agree appropriate details.
14. The proposed minor changes to hard landscaping (kerbs) and private footpaths would also be assessed under planning condition 26 (hard and soft landscaping). Proposed condition 37 will ensure that the electricity substations are appropriately located within the public realm.

### **Green Infrastructure, Flood Risk and Drainage**

15. An important aspect of the original scheme was the central area of Public Open Space which incorporating an existing wooded area and provides a high-quality recreational space. An attenuation basin within this area (SuDS) performs a dual function of providing amenity and water flow management in the event of extreme

rainfall events. At the time of the original planning permission it was intended that responsibility for the ongoing management of these areas would have been attributed to a Housing Association owner. However, since this is no longer the case (the site will be retained by the Council), detail of financial responsibility for maintaining Public Open Space and SuDS will need to be clarified to ensure the long-term sustainability of these assets (see paragraphs 21-23).

16. The current application seeks to vary the wording of condition 28 (landscaping management plan) to allow an alternative trigger for agreeing practical (non-financial) details for the management of public open space (prior to first occupation of the development to replace prior to commencement). Officers consider that the alternative trigger would be acceptable in the context of the development phasing plan (these areas will not come into first use until after the first residential occupation). The condition can therefore be varied; 28 refers.

### Access and Movement

17. The current application does not seek to amend the access and movement strategy for the site. However, it is proposed to amend the approved parking to facilitate the provision of five disabled spaces. Due to their larger size this would result in a net loss of one allocated parking space, reducing the number from 398 to 397. The total quantum of parking would continue to exceed the Council's minimum parking standards and the net loss of one space is therefore acceptable.

	Approved Plans	Revised Plans
Allocated Spaces	198	192
Allocated Blue Badge Space	0	5
Unallocated Spaces	172	172
Visitor Spaces	28	28
<b>Total</b>	<b>398</b>	<b>397</b>

18. The s.73 application had initially sought to incorporate details of cycle parking to discharge planning condition 18. Cycle storage is to be provided in communal stores (for apartments), and in garages or rear garden sheds (houses). However, further information is required in respect to the size of the rear garden sheds and the applicant is no longer seeking to discharge this condition in parallel. Detail of cycle storage in rear garden sheds continues to be controlled by the original planning permission and a future discharge of conditions application will be required to demonstrate detail of appropriately sized sheds.

### Affordable Housing

19. The application seeks to vary the wording of condition 24 (affordable housing) to allow an alternative trigger for agreeing details of the affordable housing scheme for each development phase. The original drafting requires a scheme to be agreed *prior to commencement* of development, whereas the application seeks to amend the trigger to prior to commencement of *above ground works*. In terms of the substance of the condition, the original requirements are unchanged would continue to apply. The proposed alternative trigger is considered acceptable and can therefore be varied as requested; amended condition 24 refers.

20. The amendments to the house types described in earlier sections of this report relate to affordable housing units and are sought to meet the specific mobility and access requirements of the individuals for whom these units are intended to accommodate. The amendments facilitate full and unrestricted access by such persons; they are both necessary in functional terms and acceptable in planning terms.

## **Planning Obligations**

21. The original planning permission is subject to condition 35 and requires the “owner” to enter into a section 106 agreement with the Council in respect to various planning obligations prior to the commencement of development (excluding demolition and site preparation). At that time it was thought that the site would be delivered by a third-party Housing Association as “the owner” and that it was this party that would enter into a s.106 (and assume ongoing practical and financial responsibility for the maintenance of on-site public open space and SuDS infrastructure).

22. However, it has since transpired that the site will be retained by Wokingham Borough Council and arrangements for the ongoing management of the Public Open Space areas and SuDS have not been finalised at the present time. As these areas and infrastructure are to be retained by the Council, it is not legally possible to enter into a s.106 agreement in the usual way; however planning obligations can be secured through a Unilateral Undertaking (UU) pursuant to s.106. The Local Planning Authority will therefore require details of all planning obligations – including those for Public Open Space and SuDS management - to be set out within a planning condition, which would in turn define the contents of a UU for completion post-consent.

23. As such, condition 35 has been omitted from the list of recommended conditions at Appendix 1, with a recommendation that Members of the Planning Committee delegate authority to the Head of Development Management to finalise these obligations prior to issuing a s.73 consent.

### **The Public Sector Equality Duty (Equality Act 2010)**

*In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.*

## APPENDIX 1 - Conditions & informatives

**Recommendation:** APPROVAL subject to conditions 1-34, 36, 37 & informatives and to delegate authority to the Head of Development Management to finalise planning obligations to be defined within condition 35 which are to form the basis of a future Unilateral Undertaking pursuant to section 106.

1. The development hereby permitted shall be begun no later than February 18<sup>th</sup>, 2024.

*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).*

### Approved plans

2. This permission is in respect of the submitted application plans and drawings numbered below. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing with the Local Planning Authority:

Site Location Plan - GRS-ACG-00-00-DR-A-011000  
Proposed Site Plan – Masterplan - 220123-SP-1500 Rev P02  
Proposed Site Plan – Masterplan Unit Mix - 220123-SP-1501 Rev P03  
Proposed Site Plan – Parameter Height Plan - 220123-SP-1502 Rev P02  
Proposed Site Plan – Parameter Parking Plan - 220123-SP-1503 Rev P03  
Proposed Site Plan – Parameter Plan and Circulation - 220123-SP-1504 Rev P02  
Proposed Site Plan – Parameter Plan Open Space 220123-SP-1505 Rev P02  
Proposed Site Plan – Parameter Plan Boundary Treatment - 220123-SP-1506 Rev P03  
Proposed Site Plan – House Type Mix Whole Site - 220123-1402 Rev P01  
Proposed Site Plan – Cycle Provision - 220123-SP-1501 Rev P01  
Proposed Site Plan – Sector 1 220123-SP-1507 Rev P02  
Proposed Site Plan – Sector 2 220123-SP-1508 Rev P02  
Proposed Site Plan – Sector 3 220123-SP-1509 Rev P02  
Proposed Site Plan – Sector 4 220123-SP-1510 Rev P02  
Proposed Site Plan – Sector 5 220123-SP-1511 Rev P02  
Proposed Site Plan – Sector 6 220123-SP-1512 Rev P02  
Proposed Site Plan – Sector 7 220123-SP-1513 Rev P02  
Block 1 Ground Floor Plan - 220123-B1-1600 Rev P01  
Block 1 First Floor Plan - 220123-B1-1601 Rev P01  
Block 1 Second Floor Plan - 220123-B1-1602 Rev P01  
Block 1 Third Floor Plan - 220123-B1-1603 Rev P01  
Block 1 Roof Plan - 220123-B1-1604 Rev P01  
Block 1 East and West Elevations - 220123-B1-2150  
Block 1 North and South Elevations - 220123-B1-2151  
Block 2 Ground Floor Plan - 220123-B2-1605 Rev P01  
Block 2 First Floor Plan - 220123-B2-1606 Rev P01  
Block 2 Second Floor Plan - 220123-B2-1607 Rev P01  
Block 2 Third Floor Plan - 220123-B2-1608 Rev P01  
Block 2 Roof Plan - 220123-B2-1609 Rev P01  
Block 2 & 4 Roof Plan - 220123-B2-1609 Rev P01  
Block 2 North East and South West Elevations - 220123-B2-2152  
Block 2 South East and North West Elevations - 220123-B2-2153  
Block 3 Ground Floor Plan - 220123-B2-1610 Rev P01  
Block 3 First Floor Plan - 220123-B2-1611 Rev P01  
Block 3 Second Floor Plan - 220123-B2-1612 Rev P01  
Block 3 Third Floor Plan - 220123-B2-1613 Rev P01  
Block 3 Roof Plan - 220123-B2-1614 Rev P01  
Block 3 North East and South West Elevations - 220123-B3-2156  
Block 3 North West and South East Elevations - 220123-B3-2157  
Block 4 Ground Floor Plan - 220123-B2-1615 Rev P01  
Block 4 First Floor Plan - 220123-B2-1616 Rev P01  
Block 4 Second Floor Plan - 220123-B2-1617 Rev P01  
Block 4 Third Floor Plan - 220123-B2-1618 Rev P01  
Block 4 North East and South West Elevations - 220123-B4-2158  
Block 4 South East and North West Elevations - 220123-B4-2159  
Block 5 Ground Floor Plan - 220123-B2-1619 Rev P01  
Block 5 First Floor Plan - 220123-B2-1620 Rev P01

Block 5 Second Floor Plan - 220123-B2-1621 Rev P01  
Block 5 Roof Plan - 220123-B2-1622 Rev P01  
Block 5 North and South Elevations - 220123-B5-2154  
Block 5 East and West Elevations - 220123-B5-2155  
Flat Type B1-01 - 220123-FT-B101-1623 Rev P01  
Flat Type B1-02 - 220123-FT-B102-1624 Rev P01  
Flat Type B1-03 - 220123-FT-B103-1625 Rev P01  
Flat Type B1-04 - 220123-FT-B104-1626 Rev P01  
Flat Type B1-05 - 220123-FT-B105-1627 Rev P01  
Flat Type B1-06 - 220123-FT-B106-1628 Rev P01  
Flat Type B2-01 - 220123-FT-B201-1629 Rev P01  
Flat Type B2-02 - 220123-FT-B202-1630 Rev P01  
Flat Type B2-03 - 220123-FT-B203-1631 Rev P01  
Flat Type B2-04 - 220123-FT-B204-1632 Rev P01  
Flat Type B2-05 - 220123-FT-B205-1633 Rev P01  
House Type 1 Plans - 220123-HT1-1110 Rev P01  
House Type 1 Elevations - 220123-HT1-1111 Rev P01  
House Type 2 Plans - 220123-HT2-1112 Rev P01  
House Type 2 Elevations - 220123-HT2-1113 Rev P01  
House Type 3 Plans - 220123-HT3-1114 Rev P01  
House Type 3 Elevations - 220123-HT3-1115 Rev P01  
House Type 3a Elevations - 220123-HT3-1134 Rev P01  
House Type 4 Plans - 220123-HT4-1116 Rev P01  
House Type 4 Elevations - 220123-HT4-1117 Rev P01  
House Type 4a Elevations - 220123-HT4-1135 Rev P01  
House Type 5 Plans - 220123-HT5-1118 Rev P01  
House Type 5 Elevations - 220123-HT5-1119 Rev P01  
House Type 6 Plans - 220123-HT6-1120 Rev P01  
House Type 6 Elevations - 220123-HT6-1121 Rev P01  
House Type 7 Plans - 220123-HT7-1122 Rev P01  
House Type 7 Elevations - 220123-HT7-1123 Rev P01  
House Type 8 Plans - 220123-HT8-1124 Rev P01  
House Type 8 Elevations - 220123-HT8-1125 Rev P01  
House Type 9 Plans - 220123-HT9-1126 Rev P02  
House Type 9 Roof Plan - 220123-HT9-1127 Rev P02  
House Type 9 Elevations - 220123-HT9-1128 Rev P02  
House Type 10 Plans - 220123-HT10-1129 Rev P01  
House Type 10 Roof Plan - 220123-HT10-1130 Rev P01  
House Type 10 Elevations - 220123-HT10-1131 Rev P01  
House Type 11 Plans - 220123-HT11-1132 Rev P01  
House Type 11 Elevations - 220123-HT11-1133 Rev P01  
Bin Store - 220123-1136 Rev P01

*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.*

### Development Phasing

3. No development (including demolition) shall take place until a Phasing Strategy to include:

- i) the development to be delivered in each phase;
- ii) the sequence of development; and
- iii) where a phase consists of only demolition, how the relevant part of the site will be secured until such time as works of construction are commenced;
- iv) how earlier phases of the development will be able to operate satisfactory while later phases are still under construction;

has been submitted to and approved in writing by the Local Planning Authority and development shall be carried out in accordance with the approved Phasing Strategy.

*Reason: to ensure comprehensive planning and delivery of the development and discharge of conditions. To comply with terms by which the WBC Community Infrastructure Levy is administered. Relevant Policies: Core Strategy policies CP1, CP3, CP4, CP6, and CP14.*

#### Restriction of permitted development rights

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2020 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted by Classes A, B, C, D, E of Part 1 of the Second Schedule 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.*

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2020 (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 elevations of any of the buildings hereby permitted except for any which may be shown on the approved drawings.

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

#### External materials

6. Prior to the commencement of above ground construction works, details of the materials to be used in the construction of the external surfaces of the buildings within a defined phase of the development shall have first been submitted to and approved in writing by the local planning authority for that phase. 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*

#### Ground and building levels

7. Prior to the commencement of above ground construction works within a defined phase of development, a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished floor levels shall be submitted to and approved in writing by the Local Planning Authority for that phase. The approved scheme shall be fully implemented prior to the occupation of the building(s).

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery DPD policy TB21.*

#### Construction Environment Management Plan

8. No development (including that of demolition) shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority in relation to the defined phase of development. Once approved, CEMP(s) shall be adhered to throughout the development phase(s) as defined and shall provide for:

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials, including parking and turning of related vehicles
- 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, smell and other effluvia, during construction,
- vii. control of surface water run-off
- viii. control of rats and other vermin
- ix. a scheme for recycling/disposing of waste resulting from demolition and construction works,
- x. hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site; which for the avoidance of doubt shall not be permitted during school drop off/pick up times.
- xi. phasing of demolition and construction.
- xii. routing of construction vehicles and potential numbers.
- xiii. types of piling rig and earth moving machinery to be implemented.
- xiv. details of any temporary light to be used during construction
- xv. measures to inform local residents of the commencement of development by letter and provide appropriate contact details for residents to contact the developer if they have concerns or issues.
- xvi. Arrangements to maintain a safe, convenient and uninterrupted access (vehicular, pedestrian and bicycle) throughout the construction period for the following properties: The Vicarage, St. Mary and St. John Parish Centre, #s 1-4 Vicarage Close, RG40 4JW.

#### ECOLOGICAL PROTECTION:

- xvii. evidence of protected species licence(s) including mitigation strategy details
- xviii. reptile mitigation measures
- xix. mitigation measures for species of principal importance, including hedgehogs
- xx. lighting measures to protect light-sensitive species

If following initial approval of CEMP details by the LPA, alternative arrangements are found to be required for that (or a later) phase of the development; a revised or supplemental CEMP shall be submitted to and approved in writing by the LPA prior to the implementation of such arrangements.

*Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the ecological and environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6, CP7; MDD Policy TB23 and ODPM Circular 06/2005.*

#### Hours of work

9. Unless otherwise agreed in writing by the Local Planning Authority, no work in respect to demolition or construction of the development hereby approved (including delivery or removal of plant or materials) 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.

Delivery and removal of plant and/or materials shall only take place outside of drop-off / pick up times for Gorse Ride Infant & Junior schools.

*Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period and in the interests of highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC06*

#### Plant noise

10. All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality [or is intermittent in nature] when measured in accordance with BS4142:2014 at a point one metre external to the nearest residential or noise sensitive property

*Reason: To protect the occupants of nearby residential properties from noise. Relevant policy: Core Strategy Policy CP1, CP3.*

#### Gas protection

11. Gas protection measures for characteristic situation 2 (CS2) shall be installed in accordance with the recommendations made in the submitted Ground Investigation Report (Peter Brett Associates Project Ref 44224/3501/R001/GIR/Rev0 dated March 2019). A verification report to confirm that the gas protection measures have been installed shall be submitted to the local planning authority for written approval.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant policy: Core Strategy policies CP1 and CP3.*

#### Reporting of unexpected contamination

12. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification must be submitted to the local planning authority.

*Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. Relevant policy: Core Strategy policies CP1 and CP3.*

## HIGHWAYS

#### Highway construction details

13. Prior to the commencement of a defined phase of the development (other than demolition), full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting for that phase 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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.*

#### Garages to be retained for vehicle parking

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2020 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

*Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.*

#### Parking and turning space details required

15. No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space has been provided in accordance with details to be submitted to and approved in writing by the local planning authority for the corresponding defined phase of development. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any 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.*

#### Car Parking Management Strategy

16. Prior to the first occupation of any dwelling, a Car Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces (including measures to prevent the storage of caravans (including motorised caravans), boats, or any vehicle with a length greater than 6m on any part of the site) and the monitoring and the delivery of additional electric vehicle charging spaces when required.

*Reason: to ensure satisfactory development in the interests of amenity, highway safety and the proper utilisation of shared car parking resources, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.*

#### Electric Vehicle Charging

17. Prior to commencement of development (other than demolition) within a defined phase, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the

local planning authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure, including a plan showing at least 40% coverage of electric vehicle charging provision across the site in accordance with Appendix E of the WBC Living Streets: Highways Design Guide (2019), and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### Bicycle parking

18. Prior to the commencement of the development (other than demolition) within a defined phase, details of secure and covered bicycle storage/ parking facilities for occupants and visitors shall be submitted to and approved in writing by the Local Planning Authority. Bicycle parking facilities for each dwelling shall be provided prior to the occupation the associated unit and shall be permanently retained in its 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07*

#### External lighting

19. Before each defined phase of development commences (other than demolition), details of a proposed external lighting scheme shall be submitted to and approved in writing by the local planning authority for that phase. The scheme shall include location, height, type and direction of light sources and intensity of illumination for all highways, footpaths and public areas. Zonal / security lighting and column lighting shall be provided within parking courts to promote a secure environment. The lighting scheme shall also be designed to ensure no harm is caused to protected species. External lighting shall be implemented as approved and no further external lighting shall be installed without the written approval of the local planning authority.

*Reason: to protect the amenity of local residents and to ensure no harm is caused to protected species. Relevant policy: CP1, CP3.*

#### Visibility splays

20. Prior to the commencement of a defined phase of development (other than demolition) there shall be submitted to and approved in writing by the local planning authority, details of visibility splays at each junction of 2.4 x 43 meters for that phase. Access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual 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.*

#### Visibility splays for private driveways

21. Each dwelling featuring a private driveway shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and adjacent footway (dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

#### Fire hydrants

22. Development (other than demolition) within a defined phase shall not commence until details for the provision of a water supply including fire hydrants to meet firefighting needs throughout the development (including the installation arrangements and the timing of such an installation) have been submitted to, and approved in writing, by the Local Planning Authority. The approved measures shall be implemented in full accordance with the agreed details.

*Reason: To ensure that adequate measures for firefighting can be incorporated into the development, including the construction phase.*

#### FLOODING & DRAINAGE

23. Drainage for the site shall be implemented in accordance with Surface Water Drainage Assessment (Reference C85695-R-002-A, dated 18.01.2018) and as set out in Proposed Drainage Calculations and Schematic, Preferred Option Drainage Schematic - drawing no.: C85695-SK-009 A; unless otherwise agreed in writing by the Local Planning Authority.

*Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

#### Affordable Housing

24. Prior to the commencement of above ground construction within any Phase of the development hereby approved, a scheme for the provision of affordable housing within that phase shall first have been submitted to and agreed in writing by the Local Planning Authority.

Affordable housing shall be built to meet the Design and Quality Standards required by Homes England, the National Described Space Standards and building regulation M4.2.

The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing contained in the National Planning Policy Framework (NPPF). The affordable housing scheme(s) shall include:

- i) At least 40% of all dwellings across the entire development site to be provided as affordable housing.
- ii) Quantum and location of affordable housing units to be provided within each defined phase of development.

- iii) Tenure to be agreed by the LPA, which could include all or some of the following; social rent, affordable rent, intermediate rent, shared ownership and shared equity; or future comparable affordable housing products.
- iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. Wokingham Borough Council will have nomination rights for all affordable units.

*Reason: To ensure an appropriate quantum and standard of affordable housing is provided.  
Relevant Policy: NPPF, Core Strategy CP5*

#### Decentralised energy

25. Prior to the commencement of development (other than demolition) within a defined phase of development, a scheme for generating at least 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

*Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*

#### LANDSCAPING:

#### Hard and Soft Landscape Plans

26. Prior to the commencement of the development (other than demolition) within a defined phase, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Detailed plans pertaining to public open space and play areas shall be informed by prior engagement with the local community and local planning authority.

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy Policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*



### Boundary treatments

27. Before the development is commenced (other than demolition) within a defined phase, details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority for that phase. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety in accordance with Core Strategy policies CP1, CP3 and CP6.

### Landscape Management

28. Prior to the first occupation of any dwelling, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all hard and soft landscaped areas (including woodland and recreational spaces), other than privately owned domestic gardens, shall be submitted to and approved in writing by the local planning authority.

The maintenance schedule shall for a period of five years following implementation of the proposed planting (beginning at the completion of the final phase of development as defined by the phasing condition); make provision for the replacement, in the same position of any tree, hedge or shrub that is removed, uprooted or destroyed or dies or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted.

The landscape management plan shall be carried out as approved.

*Reason: In order that provision is made to allow satisfactory management and ongoing maintenance of the landscaping hereby approved. Relevant policy; Core Strategy Policy CP1, CP3 and Managing Development Delivery Policies CC03, TB21.*

### Retention of Trees and Shrubs

29. 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*

## Protection of Trees

30.

a) Notwithstanding measures previously approved and agreed for the eastern area of the site as defined on plan 'Method Statement Plan – Drg No. SJA MSP 22178-091' (application reference 213055), no development or other operation within a defined phase shall commence until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accord with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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 and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) No development (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) shall commence within a defined phase until the local planning authority has been provided (by way of written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on site.

c) 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.

d) 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 site, unless the prior approval of the local planning authority has first been sought and obtained.

*Reason: To secure the protection throughout the time that the development is carried out of trees and 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.*

## Earth mounding and contouring

31. Prior to the commencement of development (other than demolition) within a defined phase, details of the earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of the proposed mounding to existing vegetation and surrounding landform. The earthworks shall be carried out in accordance with the approved details and permanently so-retained.

*Reason: In the interests of the amenity and landscape character of the area. Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

### Archaeology

32. The scheme of archaeological work approved under discharge of condition reference 213055 shall be carried out as agreed, which for the avoidance of doubt shall include any further phases of work that may be subsequently recommended or required, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: The archaeological potential of the site is unknown. In order to record and advance the significant of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance, and to make this evidence (and any archive generated) publicly accessible. Relevant Policy: NDD policy TB25 and NPPF para 199.*

### Employment Skills Plan

33. No development (other than demolition) shall occur within a defined phase until an Employment Skills Plan has been submitted to the Local Planning Authority and approved in writing for that phase. The plan should demonstrate how the proposal will provide and secure opportunities for training, apprenticeship or other vocational initiatives to develop local employability skills required by developers, contractors or end users of the proposal. Once agreed the plan(s) shall be implemented in full in accordance with the agreed details.

*Reasons: In the interest of securing sustainable local employment. Relevant policy: NPPF, CP15, MDD Policy TB12.*

### Communication Plan

34. The development shall be carried out in accordance with the Communication Plan approved under discharge of conditions application 21355, unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In order to minimise disturbance to neighbours during construction works. Relevant policy Core Strategy CP1 and CP3.*

### Planning Obligations

35. **[See recommendation – delegated authority is sought to authorise the Head of Development Management to finalise planning obligations within condition 35 prior to issuing a s.73 consent]**

### Detailed Design

36. Prior to the above-ground construction of the development hereby permitted, detailed drawings (at scale 1:100 or greater) showing all elevations of the development in that phase and including materials, detailing of the elevations and reveal depths shall be submitted to and approved in writing by the Local Planning Authority . Development shall be carried out in accordance with the approved details.

*Reason: In the interests of visual amenity of the local area. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB 24.*

### Substations

37. Prior to the above-ground construction of the development hereby permitted, details of the proposed electricity substation building(s) or structure(s) (including location, design and appearance) shall be first submitted to and approved in writing by the Local Planning

Authority. The proposed electricity substation building(s) or structure(s) shall be constructed in accordance with the details so approved unless otherwise agreed in writing by the Local Planning Authority.

*Reason: In the interests of visual amenity of the local area and to safeguard residential amenities of future occupiers. Relevant policy Core Strategy Policies CP1 and CP3*

### **INFORMATIVES:**

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development, a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. 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/>.
2. Where a planning condition refers to a defined phase of development, this shall be read in conjunction with a phasing strategy that is to be submitted and approved in accordance with condition 3.
3. This permission should be read in conjunction with planning obligations agreed between the WBC Director of Corporate Services and WBC Director of Place & Growth, the contents of which relate to this development.
4. There are Thames Water sewers crossing or close to the development site. In the event of works near to sewers, the developer is requested to contact Thames Water in advance so as to minimize the risk of damage. Guidance on working near or diverting TW infrastructure is available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
5. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Quality Team Manager.
6. 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.
7. 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.

8. 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.

9. The applicant is advised that allocated and private parking spaces cannot be adopted by the Council as public highway.

10. 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.

11. The developers attention is drawn to the fact that this permission does not authorise the stopping up of any of the highway within the development. Prior to commencement of the development, the applicant will need to enter into a highway stopping up agreement with the Borough as set out under the Highways Act 1980.

12. The applicant's attention is drawn to the presence of a c.2m wide service strip running adjacent to the surfaced roadway. The service strip forms part of the adopted public highway. It is an offence for any works to be undertaken within this service strip without express permission in writing from the highway authority. The Head of Technical Services at the Council Offices, Shute End, Wokingham (0118 9746000) must be contacted for the approval of any such works.

13. The development will need to be designed and built in accordance with the functional requirements of current Building Regulation requirements. The Fire Authority seeks to raise the profile of these requirements and would draw the developer's attention to the following web link: <https://www.gov.uk/government/publications/fire-safety-approved-document-b> Full assessment of the proposed development in respect of 'Building Control' matters will be undertaken during the formal statutory Building Regulations consultation.

14. Waste collection advice for developers is available to view at the following link:  
<https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>

15. The Local Planning Authority acknowledges that the applicant aspires for the development achieve Secure by Design Silver Standard and would strongly encourage the developer to pursue this accreditation.

16. Prior to further detailed design work and landscape drawings being submitted for discharge of condition, the applicant is strongly encouraged to liaise with the LPA's landscape architects to review the following elements:

- Review of courtyard spaces on east-west route, and north-south axis
- Rationalise and hone planting design to a site specific bespoke palette of plants linked to character of range of spaces including a summary 'design vision' for; public open spaces, incidental spaces; nodes, street ends and verges, meadow/cut grass, communal gardens, active space. Also, consider local planting character of nearby countryside.

- Planting plans, sections, and visualisations for SuDS features in order to understand their detailed design, how they will they link with landscape spaces, be planted and managed, link into common site-wide themes, how will they be managed in the long term.
- Surfaces and materials – develop palette of hard landscape materials, colours, and textures to compliment the building design, character and wayfinding.
- Wayfinding – develop character of street furniture, signage, lighting, other features (link with hard landscape)
- Detailed design of play space and selection of equipment
- Detailed design development of features such as the ramp egressing central spine and the pond depth – link to safety.
- Arboricultural information – ensure there is a dedicated Tree Plan showing retained trees and landscape feature, new tree planting with clear labelling on the plan (as well as the key) and cross referencing to tree specific tree pit details and indicate on drawing where crate systems will be located (link with services plan).

17. Details submitted to discharge the requirements of condition 8. (Construction Environment Management Plan) shall be agreed by the Finchampstead South ward members for the first phase of demolition and construction.



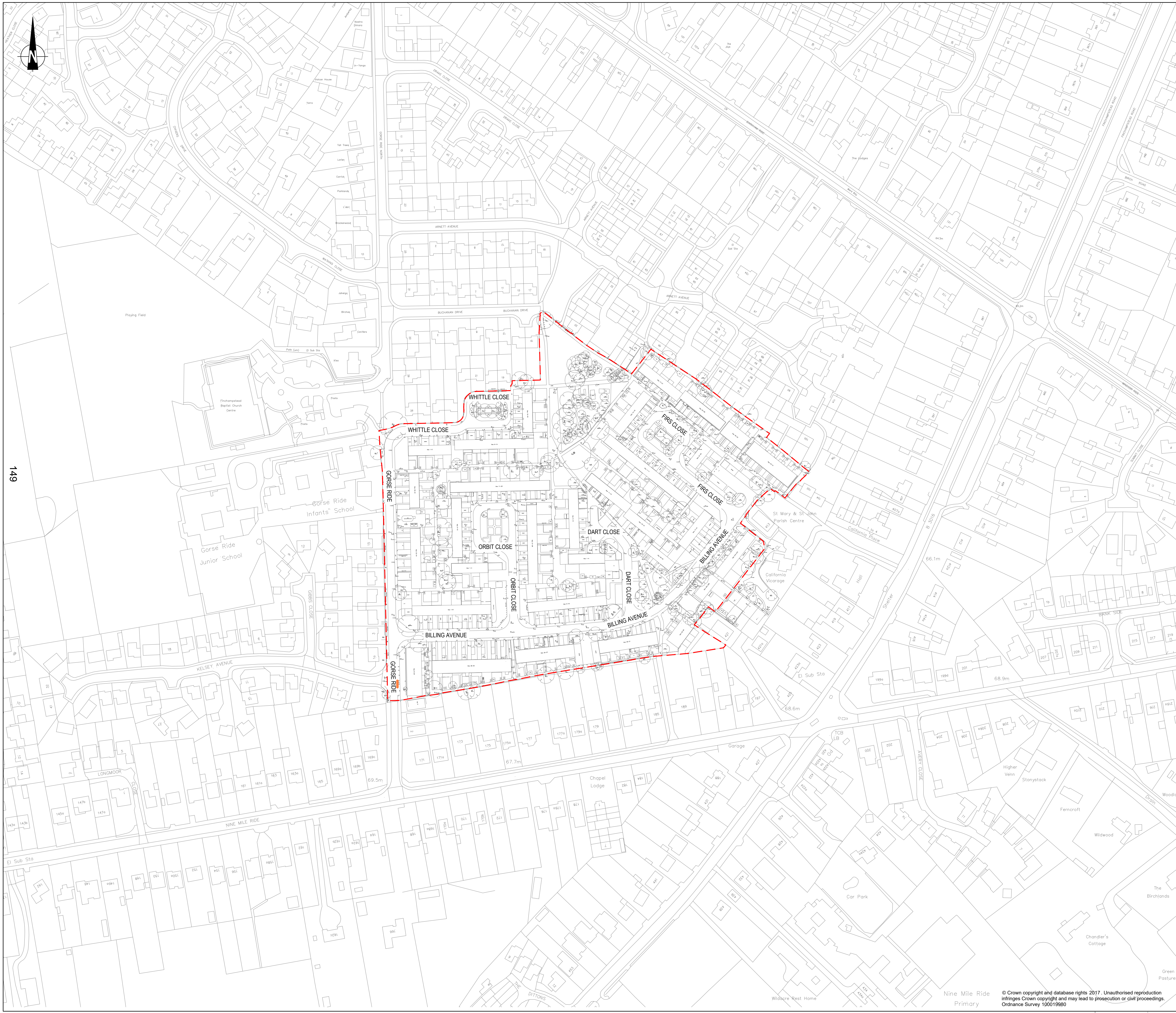
## APPENDIX 2 - Parish Council Comments

PLANNING REF : 222001  
PROPERTY ADDRESS : FBC Centre  
: Gorse Ride, Finchampstead, Wokingham  
: RG40 4ES  
SUBMITTED BY : Finchampstead Parish Council  
DATE SUBMITTED : 18/08/2022

COMMENTS:

The Council has no objections.





- NOTES:**
- DO NOT SCALE THIS DRAWING.
  - ALL DIMENSIONS ARE IN MILLIMETRES UNLESS STATED OTHERWISE.
  - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL OTHER RELEVANT CONTRACT DRAWINGS, CONSTRUCTION DETAILS AND SPECIFICATIONS.
- KEY:**
- SITE BOUNDARY

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P5	SITE BOUNDARY AMENDED	24.10.20	CD	DS	DS
P4	SITE BOUNDARY AMENDED	06.04.20	CD	DS	DS
P3	ADDITIONAL DETAILS ADDED	30.03.20	CD	DS	DS
P2	SITE BOUNDARY UPDATED	08.07.19	CD	DS	DS
Mark	Revision	Date	Drawn	Chkd	Appd

SCALING NOTE: Do not scale this drawing - any errors or omissions shall be reported to Stantec without delay.  
 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 their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.

Drawing Issue Status  
**D5 - SUITABLE FOR PLANNING**

**GORSE RIDE  
 FINCHAMPSTEAD, WOKINGHAM  
 SITE LOCATION PLAN**

Client		 	 <a href="http://stantec.com/uk">stantec.com/uk</a>
Date of 1st Issue	Designed		
A1 Scale	Checked	Approved	
Drawing Number	Revision		
GRS-PBA-00-00-DR-D-04-1000	P5		READING Tel: 01189 500 761



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BUCHANAN DRIVE

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GORSE RIDE SOUTH

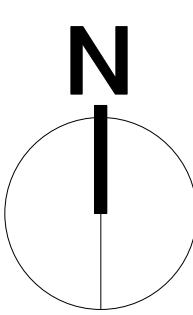


**Legend**

- Red Line Boundary
- - - Phase 2A Boundary
- - - Phase 2B Boundary
- - - Phase 2C Boundary
- Vehicular macadam to main access roads
- Permeable block paving to driveways, parking bays and adjoining roads
- Permeable aggregate paving
- Pedestrian macadam to public footpaths
- Pedestrian macadam to pavements
- Residential grassed areas
- Public amenity grassed areas
- Planting beds
- Bioretention planting
- Wildflower meadow / Wetland planting
- Sensory Garden
- Informal Play Area
- Pond
- Reed Planting
- Resin Bound Gravel / Concrete deck and boardwalk
- Resin Bound Gravel / Concrete deck and boardwalk
- Hedging
- Swale lined with riverwashed pebbles
- Play and Trim Trail Areas
- Proposed Gas Governor Relocation

St Mary & St John Parish Centre

VICARAGE CL



0 15 30 M



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P02 26/09/2022 MP Substations removed  
P01 17/06/2022 HR LB Planning Issue  
Rev: Date: By: App: Note:

Client: Gorse Ride  
Drawing Title: Proposed Site Plan - Masterplan

Project Number: 220123-SP-1500

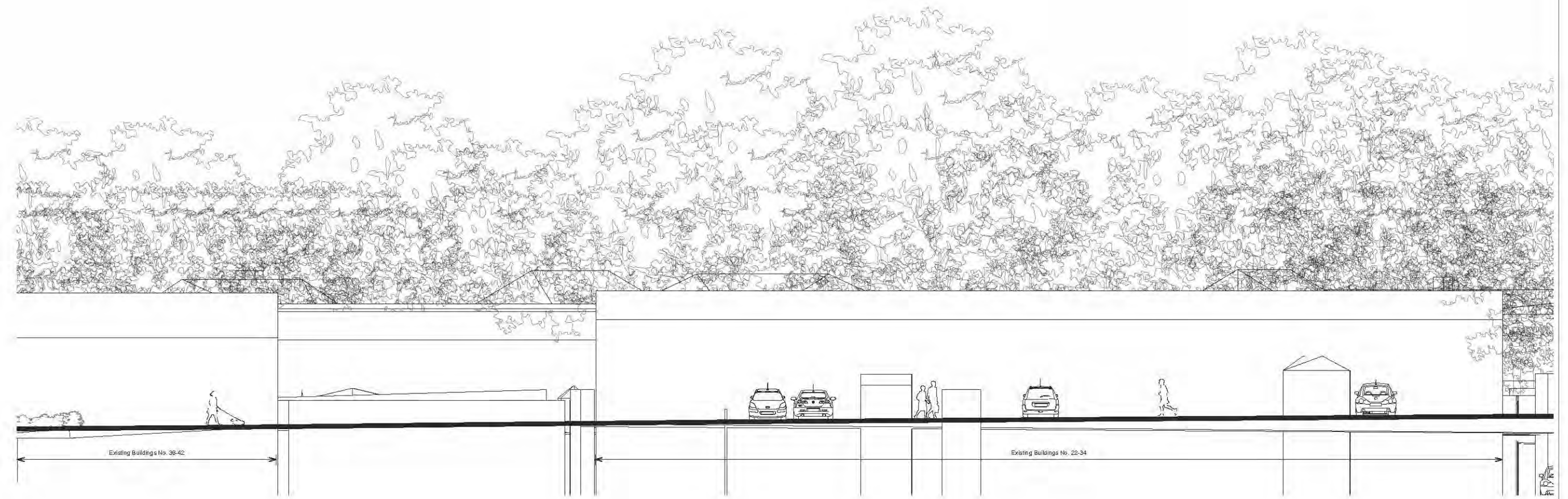
Revision: P02  
Drawing Number: 220123-SP-1500  
Date: 24/05/2022  
Drawn: JKC  
Checked: LB  
Project Status: PLANNING

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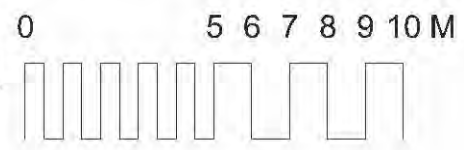




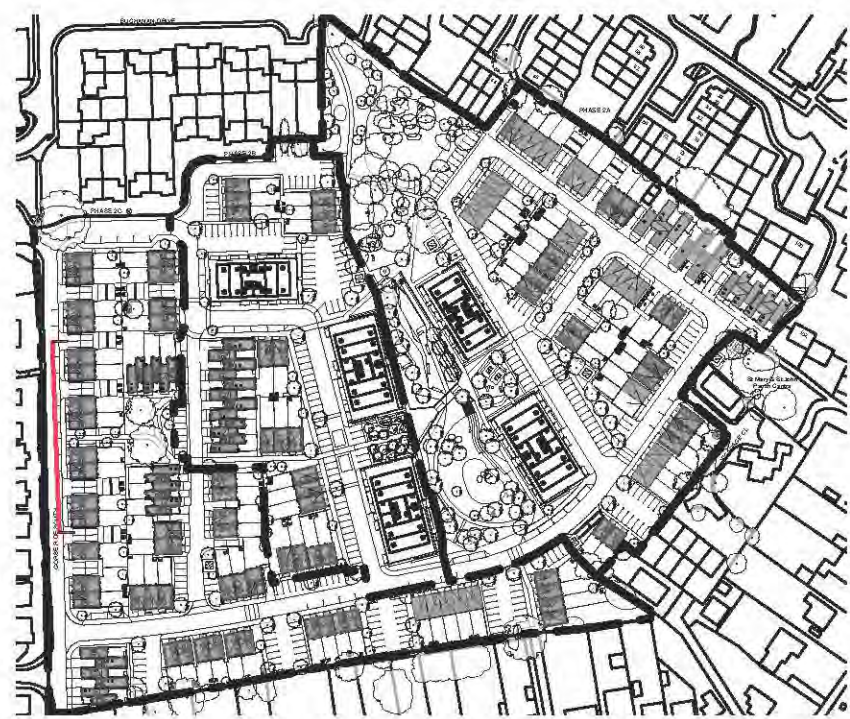
1 Existing Street Elevation 1  
1:200



2 Proposed Street Elevation 1  
1:200



Elevation Location Key



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Client: **Wates/Wokingham Borough Council**  
Project: **Gorse Ride**  
Drawing Title: **Street Elevations 1**

Project: **P01 12/07/2022** planning issue  
Rev: **01** Date: **12/07/2022** By: **AP** Note:

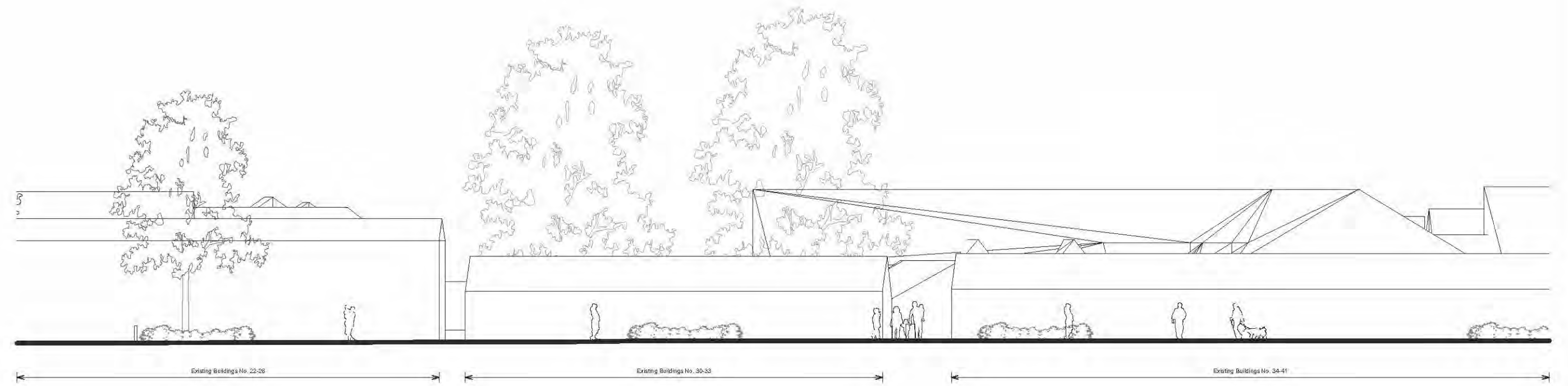
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Project Number: **220123-SE-2201** Drawing Number:  Revision: **P01**

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Date: **12/07/2022** Drawn: **MP** Checked: **LP** Purpose/Status: **PLANNING**

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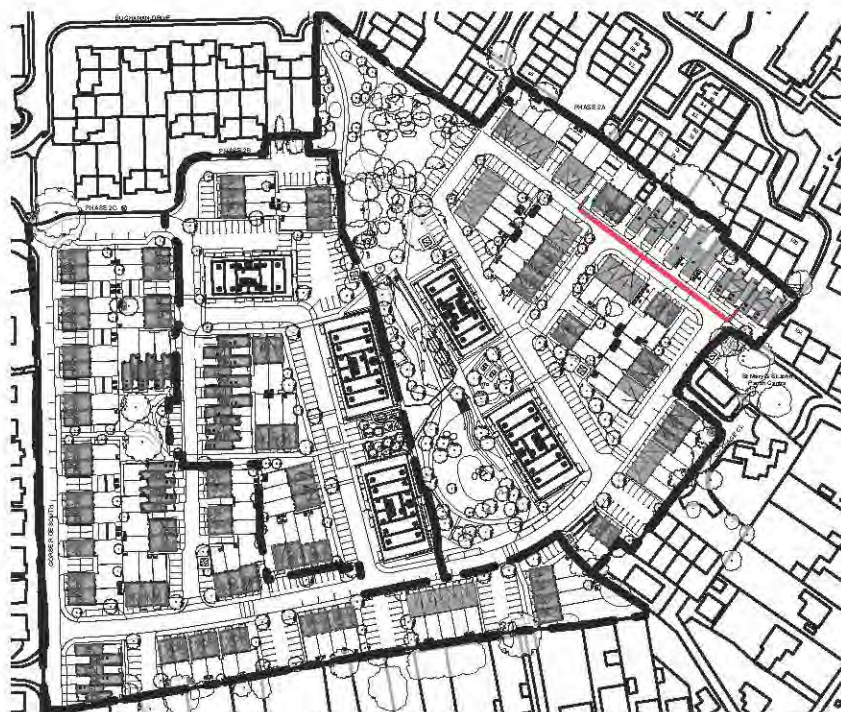


1 Existing Street Elevation 2  
1:200

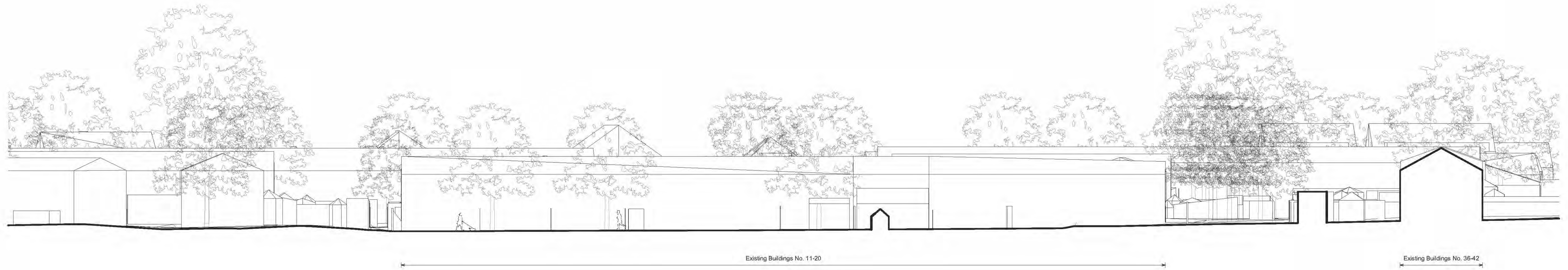


2 Proposed Street Elevation 2  
1:200

Elevation Location Key







1 Existing Street Elevation 3  
1:200

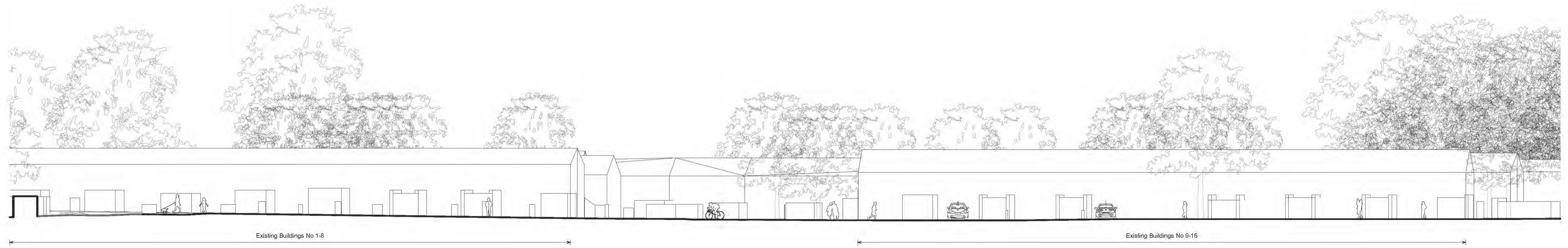


2 Proposed Street Elevation 3  
1:200

Elevation Location Key







1 Existing Street Elevation 4  
1:200



2 Existing Street Elevation 4  
1:200

0 5 6 7 8 9 10 M



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Project: Gorse Ride  
Client: Wals/Wokingham Borough Council

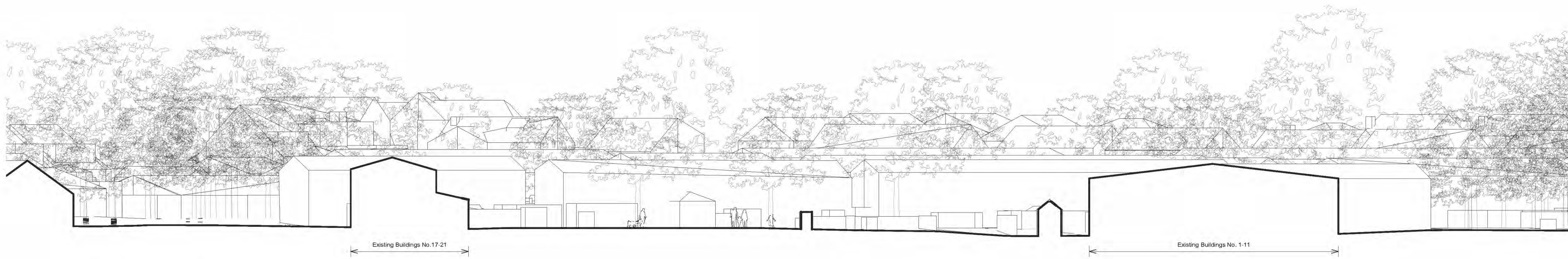
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Plot: 12/07/2022 planning issue  
Rev: Date By: App: Note  
Drawing Title: Street Elevations 4  
Project Number: 220123-SE-2204 Revision: P01  
Date: 12/07/2022 Drawn: MP LP Checked: Purpose/Status: PLANNING

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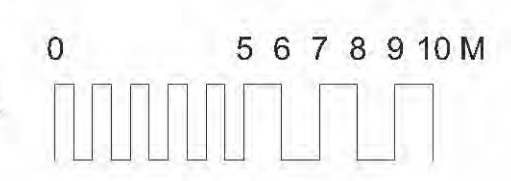




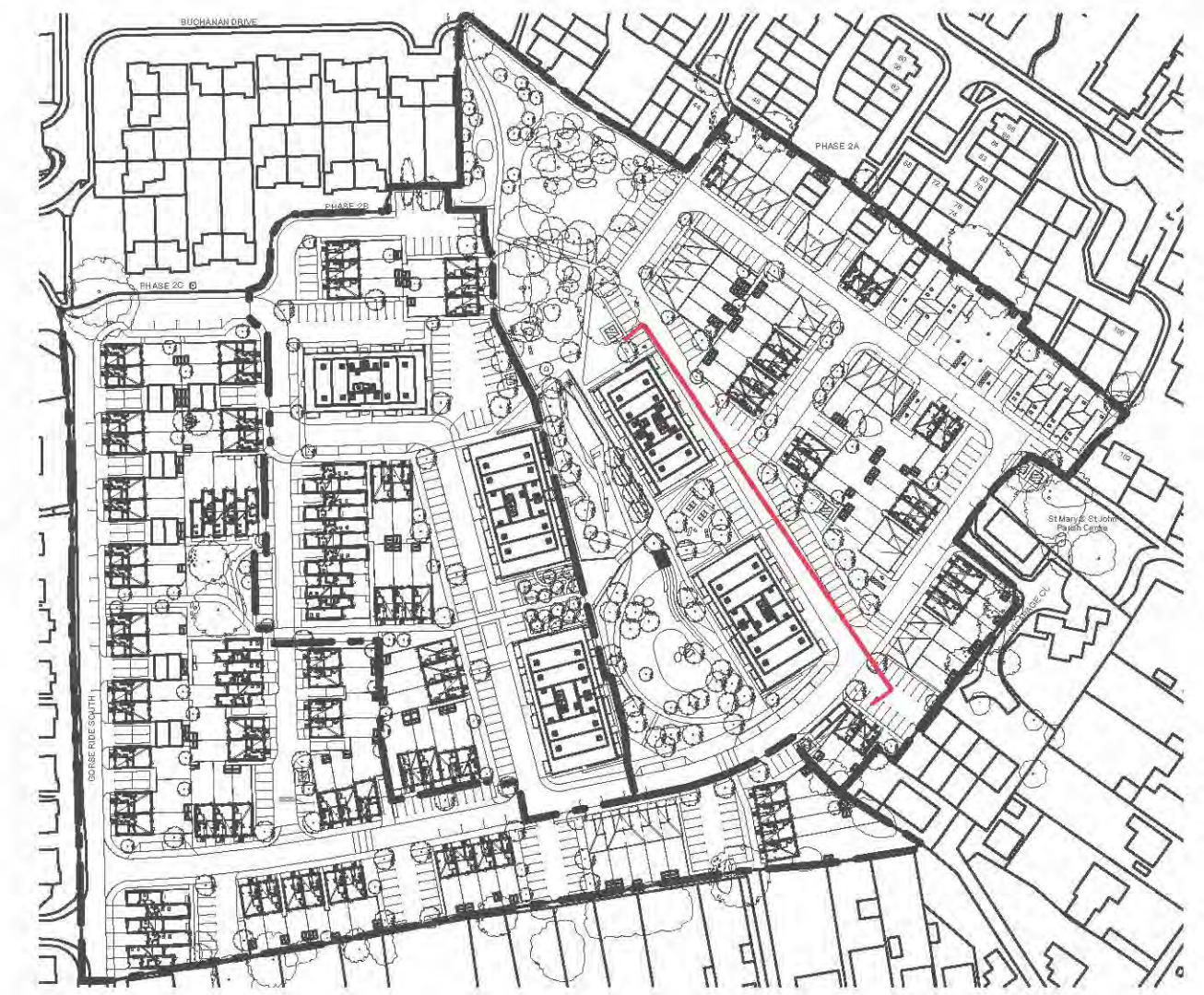
1 Existing Street Elevation 5  
1:200



2 Proposed Street Elevation  
1:200



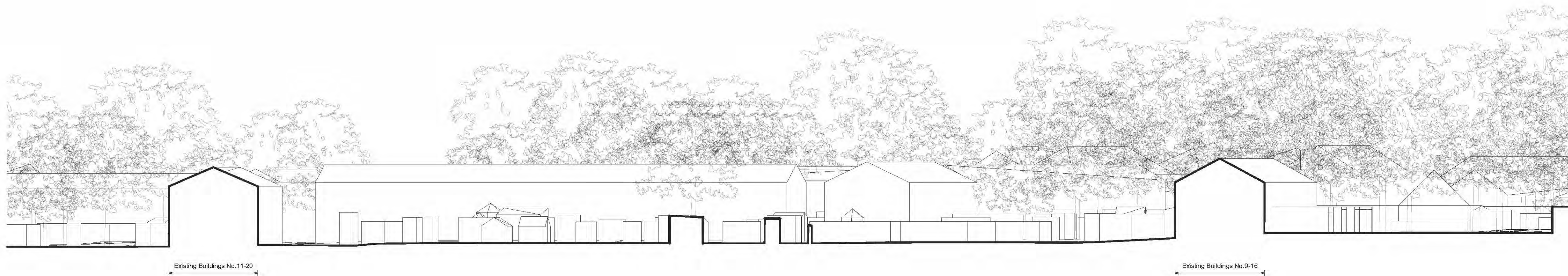
Elevation Location Key



		P01 12/07/2022 Rev. Date By App Note
Chartered Architects Chartered Building Surveyors Interior Designers CDM Services		Project <b>Gorse Ride</b>
Glentworth Court, Lime Kiln Close Stoke Clivard, Bristol BS34 6SR +44 (0)117 931 3062 www.kendallkingscott.co.uk		Drawing Title <b>Street Elevations 5</b>
Client <b>Wates/Wokingham Borough Council</b>		Project Number Drawing Number Revision <b>220123-SE-2205 P01</b>
Scale Paper Size Revision <b>1:200 ISO A1 220123 - Street Elevations 5-6.vwx</b>		Date Drawn Checked Purpose/Status <b>23/03/2022 MP LP PLANNING</b>

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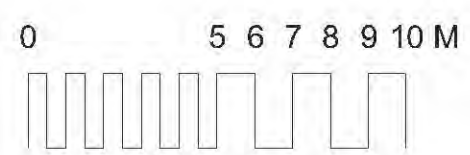




1 Existing Street Elevation 6  
1:200



2 Proposed Street Elevation 6  
1:200



Elevation Location Key



158