

MEMBERS' UPDATE

Planning Committee – 27 July 2016

Site Address: Emmbrook Sports Pavillion

Application No: 153382, Pages 11 -33

Condition 7 (pg13) is to be amended as follows:

The floodlights hereby approved shall not be turned on at any time before 9am and after 7pm on Saturdays and at no time on Sundays.

The floodlights hereby approved shall not be turned on anytime Monday to Friday apart from 20 midweek days per year for competitive matches from 9am until 10pm...

The reason for condition 10 (pg13) is to be amended as follows:

To ensure the use of the site does not harm the local amenity and does not cause detrimental traffic impacts.

Site Address: Great Lea Farm

Application No: 161191, Pages. 35-48

The submitted Transport Statement states that the anticipated vehicle trips for the development would be 52 two way trips during the am peak period (08:00-09:00) and 44 two way trips during the pm peak period (17:00-18:00).

Paragraph 14 of the report (page 46) reads 'the proposed parking is below the maximum standards'. The WBC parking standards require a maximum of 93 spaces for a development of this size whilst 80 parking spaces are proposed. Given the location of the site close to sustainable transport links such as the Mere oak park and ride and other bus routes, it is considered that this is acceptable. A condition is also recommended requiring a travel plan to be submitted to further promote the use of sustainable transport modes.

Paragraph 15 of Page 46 reads 'The new access would need to be stopped up..' this should read 'The old access would need to be stopped up..'

Amendments to conditions

Condition 14 (p39) the word permeable to be deleted as it is considered unnecessary given that details of the Sustainable Urban Drainage System, for the site is to be submitted for approval as required by condition 22 (p40).

Condition 18 (p40) to read 'Prior to occupation of the development...'

Site Address: Foxwood, Milton Road, Wokingham, RG40 1DD
Application No: 161061, Pages 73 - 79.

Page 75: Consultation Responses should read 'Wokingham Town Council – None received'.

Site Address: Land west of Shinfield, west of Hyde End Road and Hollow Lane, south of Church Lane, Shinfield
Application No: 161189, Pages 87-115

PP 89 – 91 corrections to conditions 2, 3, 6, 12 and 13 – minor changes to conditions as stated below:

Condition 2 – insert plan numbers

Drawing Reference
Parking
A061-PH1-30 Parking Allocation Sheet 1 Southern Area Rev P2
A061-PH1-31 Parking Allocation Sheet 2 Northern Area Rev P2
A061-PH1-32 Courtyard Parking SPA Southern Area Rev P2
A061-PH1-33 Courtyard Parking SPA Northern Area Rev P2
Landscape
25450-RG-L10-1 Rev B Phase 1 RMA Strategic Landscape 1of5
25450-RG-L10-2 Rev B Phase 1 RMA Strategic Landscape 2of5
25450-RG-L10-3 Rev B Phase 1 RMA Strategic Landscape 3of5
25450-RG-L10-4 Rev B Phase 1 RMA Strategic Landscape 4of5
25450-RG-L10-5 Rev B Phase 1 RMA Strategic Landscape 5of5
25450-RG-L11 Rev B Phase 1 RMA Landscape Planting Details
25450-RG-L12 Rev B Phase 1 RMA Combined NEAP-LEAP
<u>SOxxx-LS-001f Plot Landscaping Parcel B1</u>
<u>SOxxx-LS-002f Plot Landscaping Parcel B1</u>
<u>SOxxx-LS-003f Plot Landscaping Parcel B1</u>
<u>SOxxx-LS-004f Plot Landscaping Parcel B1</u>
<u>SOxxx-LS-005 Plot Landscaping Parcel B1</u>
<u>LIN20526-11C-Sheet 1 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 2 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 3 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 4 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 5 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 6 Soft Landscape Proposals</u>
<u>LIN20526-11C-Sheet 7 Soft Landscape Proposals</u>
BOV20553-11C Sheet 1 of 6 Soft Landscape Proposals
BOV20553-11C Sheet 2 of 6 Soft Landscape Proposals
BOV20553-11C Sheet 3 of 6 Soft Landscape Proposals

BOV20553-11C Sheet 4 of 6 Soft Landscape Proposals
BOV20553-11C Sheet 5 of 6 Soft Landscape Proposals
BOV20553-11C Sheet 6 of 6 Soft Landscape Proposals
Arboricultural
<u>FLAC TPP SW 28-1018.19-F Issue OV</u>
<u>FLAC TPP SW 28-1018.19-F Issue S1</u>
<u>FLAC TPP SW 28-1018.19-F Issue S2</u>
<u>FLAC TPP SW 28-1018.19-F Issue S3</u>
<u>FLAC TPP SW 28-1018.19-F Issue S4</u>
<u>FLAC TPP SW 28-1018.19-F Issue S5</u>
<u>FLAC TPP SW 28-1018.19-F Issue S6</u>
Architectural Layout Drawings
Site Layout Phase 1 SL.01_PH-1 Rev E
Coloured Site Layout Phase 1 CSL.01_PH-1 Rev E
Affordable housing layout Phase 1 AHL.01_PH-1 Rev D
Coloured Site Layout CSL.01_PH-1N Rev E (Coloured)
Coloured Site Layout CSL.02_PH-1S Rev E (Coloured)
Coloured Site Layout Phase 1 (Northern Area) CSL.01_PH-1N Rev E (Black and White)
Coloured Site Layout Phase 1 (Southern Area) CSL.02_PH-1S Rev E (Black and White)
Substation Floor Plan and Elevations SS.01.pe Rev A
Street Elevations Phase 1 Southern Parcels A1, A2 & C1 Sections A, B C SE.04_PH-1 REVD
Street Elevations Phase 1 Northern Parcels A3, B1 & C3 Sections 1, 2, 3 SE.05_PH-1 REVE
Street Elevations Phase 1 Southern Parcels A1, A2 & C1 Sections F, G, H, J SE.06_PH-1 REVD
Street Elevations Phase 1 Northern Parcels A3, B1 & C3 Sections 4, 5, 6, 7, 8 SE.07_PH-1 REVC
Street Elevations Phase 1 Northern Parcels A3, B1 & C3 Sections 9, 10 SE.08_PH-1 REVC
Street Elevations Phase 1 Southern Parcels A1, A2 & C1 Sections K, L, M SE.09_PH-1 REVD
Street Elevations Phase 1 Northern Parcels A3, B1 & C3 Sections 11, 12, 13, 14 SE.10_PH-1 REVC
Plans, Elevations and Materials Bovis
Garden Shed Floor Plans and Elevations GSH.01.pe Rev A
Bin Cycle Store BCS.01.pe Rev B
HT.A202i 2 block Elevations - HT.A202i(2Blk).e Rev D
HT.A202i 2 block Floor Plans - HT.A202i(2Blk).p Rev D
HT.A202i 2 block Option 2 Elevations - HT.A202i-2(2Blk).e Rev C
HT.A202i 2 block Option 2 Floor Plans - HT.A202i-2(2Blk).p Rev C
HT.A202i 2 block Option 3 Elevations HT.A202i-3(2Blk).e Rev B
HT.A202i 2 block Option 3 Floor Plans HT.A202i-3(2Blk).p Rev B
HT.A302+ 2 block Elevations - HT.A.302+(2Blk).e Rev B
HT.A302+ 2 block Floor Plans - HT.A302+(2Blk).p Rev C
HT.A306+ Floor Plans and Elevations - HT.A306+.pe Rev C

HT.A306+ Option 1 Floor Plans and Elevations - HT.A306+1.pe Rev C
HT.A306+ Option 2 Floor Plans and Elevations – HT.A306+2.pe Rev A
HT.A308+ Variation A 2 block Elevations - HT.A308+A(2Blk).e Rev A
HT.A308+ Variation A 2 block Floor Plans - HT.A308+A(2Blk).p Rev B
HT.A402+ Floor Plans and Elevations - HT.A402+.pe Rev C
HT.A402+ Option 1 Floor Plans and Elevations - HT.A402+1.pe Rev B
HT.A403iCT Floor Plans and Elevations - HT.A403iCT.pe Rev B
HT.A403iCT Option 1 Floor Plans and Elevations - HT.A403iCT-1.pe Rev B
HT.A404 Floor Plans and Elevations - HT.A404.pe Rev C
HT.A404 Option 1 Floor Plans and Elevations - HT.A404-1.pe Rev B
HT.A404 Option 2 Floor Plans and Elevations - HT.A404-2.pe Rev B
HT.A404 Option 3 Floor Plans and Elevations – HT.A404-3.pe Rev A
HT.A404 Variation A Floor Plans and Elevations - HT.A404-A.pe Rev C
HT.A404 Variation A-1 Floor Plans and Elevations - HT.A404-A1.pe Rev B
HT.A408 Variation A 2 Block Elevations - HT.A408-A(2Blk).e Rev A
HT.A408 Variation A 2 Block Floor Plans - HT.A408-A(2Blk).p Rev B
HT.A410+ Elevations Option 1 – HT.A410+1.pe Rev A
HT.A410+ Elevations Option 2 – HT.A410+2.pe Rev A
HT.A410+ Floor Plans – HT.A410+.p Rev A
HT.A501+ Elevations – HT.A501+.e Rev A
HT.A501+ Floor Plans - HT.A501+.p Rev B
HT.A501+ Variation A Elevations - HT.A501+A.e Rev A
HT.A501+ Variation A Floor Plans - HT.A501+A.p Rev B
HT.A503i Elevations – HT.A503i.e Rev B
HT.A503i Floor Plans – HT.A503i.p Rev B
HT.A503i Option 1 Elevations – HT.A503.i-1.e Rev C
HT.A503i Option 1 Floor Plans – HT.A503.i-1.p Rev C
HT.A503i Option 2 Elevations – HT.A503.i-2.e Rev B
HT.A503i Option 2 Floor Plans – HT.A503.i-2.p Rev B
HT.A504i Option 1 Elevations – HT.A504i-1.e Rev B
HT.A504i Option 2 Elevations – HT.A504i-2.e Rev B
HT.A504i Floor Plans – HT.A504i.p Rev B
HT.A506+ Elevations - HT.A506+.e Rev B
HT.A506+ Floor Plans - HT.A506+.p Rev B
Single Garage Floor Plans & Elevations - GAR.01_A.pe Rev A
Single Garage Floor Plans & Elevations - GAR.02_A.pe Rev A
Twin Garage Floor Plans & Elevations - GAR.03_A.pe Rev A
Twin Garage Floor Plans & Elevations - GAR.04_A.pe Rev A
HT.FOG 2B3P Elevations - HT.2B3P FOG.e Rev A
HT.FOG 2B3P Floor Plans - HT.2B3P FOG.p Rev A
Plots A10-A11 Elevations - P.A10-A11.e Rev B
Plots A10-A11 Floor Plans - P.A10-A11.p Rev B
Plots A14-A16_A60-A62 Elevations - P.A14-A16.e Rev C
Plots A14-A16_A60-A62 Floor Plans - P.A14-A16.p Rev C
Plots A17-A18 Elevations - P.A17-A18.e Rev B
Plots A17-A18 Floor Plans - P.A17-A18.p Rev B
Plot 22 Floor Plans and Elevations - P.22.pe Rev B

Plots A28-A30 Elevations - P.A28-A30.e Rev C
Plots A28-A30 Floor Plans - P.A28-A30.p Rev C
Plots A42-A43_A153-A154_A479-A480_A499-A500 Elevations - P.A42-A43.e Rev B
Plots A42-A43_A153-A154_A479-A480_A499-A500 Floor Plans - P.A42-A43.p Rev B
Plots A47-A49 Elevations - P.A47-A49.e Rev B
Plots A47-A49 Floor Plans - P.A47-A49.p Rev B
Plots A51-A53 Elevations - P.A51-A53.e Rev B
Plots A51-A53 Floor Plans - P.A51-A53.p Rev B
Plots A54-A55 Elevations - P.A54-A55.e Rev B
Plots A54-A55 Floor Plans - P.A54-A55.p Rev B
Plots A56-A57 Elevations - P.A56-A57.e Rev B
Plots A56-A57 Floor Plans - P.A56-A57.p Rev B
Plots A148-A150_A482-A484 Elevations - P.A148-A150.e Rev C
Plots A148-A150_A482-A484 Floor Plans - P.A148-A150.p Rev C
Plots A155-A156 Elevations - P.A155-A156.e Rev B
Plots A155-A156 Floor Plans - P.A155-A156.p Rev B
Plots A157-A158_A162-A163 Elevations - P.A157-A158.e Rev B
Plots A157-A158_A162-A163 Floor Plans - P.A157-A158.p1 Rev B
Plots A157-A158_A162-A163 Floor Plans - P.A157-A158.p2 Rev B
Plots A159-A161 Elevations - P.A159-A161.e Rev B
Plots A159-A161 Floor Plans - P.A159-A161.p Rev B
Plots A164-A175 (Block A) Elevations - P.A164-A175.e Rev B
Plots A164-A175 (Block A) Floor Plans (Sheet 1 of 2) - P.A164-A175.p1 Rev B
Plots A164-A175 (Block A) Floor Plans (Sheet 2 of 2) - P.A164-A175.p2 Rev B
Plots A176-A177 Elevations - P.A176-A177.e Rev B
Plots A176-A177 Floor Plans - P.A176-A177.p Rev B
Plots A178-A181 Elevations (Sheet 1 of 2) - P.A178-A181.e1 Rev C
Plots A178-A181 Elevations (Sheet 2 of 2) - P.A178-A181.e2 Rev C
Plots A178-A181 Floor Plans - P.A178-A181.p Rev C
Plots A182-A184_A227-A229 Elevations - P.A182-A184.e Rev B
Plots A182-A184_A227-A229 Floor Plans - P.A182-A184.p1 Rev B
Plots A182-A184_A227-A229 Floor Plans - P.A182-A184.p2 Rev B
Plots A188-A199 (Block B) Elevations - P.A188-A199.e Rev C
Plots A188-A199 (Block B) Floor Plans - P.A188-A199.p Rev C
Plots A200-A201_A205-A206 Elevations - P.A200-A201.e Rev B
Plots A200-A201_A205-A206 Floor Plans - P.A200-A201.p1 Rev B
Plots A200-A201_A205-A206 Floor Plans - P.A200-A201.p2 Rev B
Plots A202-A204 Elevations - P.A202-A204.e Rev B
Plots A202-A204 Floor Plans - P.A202-A204.p Rev B
Plot 217 Elevations - P.217.e Rev B
Plot 217 Floor Plans - P.217.p Rev B
Plots A218-A220 Elevations - P.A218-A220.e Rev B
Plots A218-A220 Floor Plans (Sheet 1 of 2) - P.A218-A220.p1 Rev B
Plots A218-A220 Floor Plans (Sheet 2 of 2) - P.A218-A220.p2 Rev B

Plots A223-A226 Elevations - P.A223-A226.e Rev B
Plots A223-A226 Floor Plans – P.A223-A226.p Rev B
Plots A230-A232 Elevations - P.A230-A232.e Rev C
Plots A230-A232 Floor Plans - P.A230-A232.p Rev C
Plots A477-A478 Elevations - P.A477-A478.e Rev B
Plots A477-A478 Floor Plans - P.A477-A478.p Rev B
Plots A487-A488 Elevations - P.A487-A488.e Rev B
Plots A487-A488 Floor Plans - P.A487-A488.p Rev B
Plots A7 Floor Plans and Elevations P.A7.pe Rev A
Plot A503 Elevations P.A503.e Rev A
Plot A503 Floor Plans P.A503.p Rev A
Plans, Elevations and Materials Bloor
House Type B303sp Floor Plans and Elevations HT.B303sp.pe Rev A
House Type B309 (2 Block) Elevations - HT.B309(2Blk).e Rev A
House Type B309 (2 Block) Floor Plans - HT.B309(2Blk).p Rev A
House Type B309 Floor Plans and Elevations - HT.B309.pe Rev A
House Type B313 (2 Block) Elevations - HT.B313(2Blk).e Rev A
House Type B313 (2 Block) Floor Plans - HT.B313(2Blk).p Rev A
House Type B313 Floor Plans and Elevations - HT.B313.pe Rev A
House Type B350 (2 Block) Elevations - HT.B350(2Blk).e Rev A
House Type B350 (2 Block) Floor Plans - HT.B350(2Blk).p Rev A
House Type B353 (2 Block) Elevations - HT.B353(2Blk).e Rev A
House Type B353 (2 Block) Floor Plans - HT.B353(2Blk).p Rev A
House Type B407 Floor Plans and Elevations - HT.B407.pe Rev A
House Type B412 Floor Plans and Elevations - HT.B412.pe Rev B
House Type B427 Floor Plans and Elevations – HT.B427.pe Rev A
House Type B435 Elevations – HT.B435.e Rev A
House Type B435 Floor Plans - HT.B435.p Rev A
House Type B450 Elevations - HT.B450.e Rev A
House Type B450 Floor Plans
House Type B454 Elevations - HT.B454.e Rev A
House Type B454 Floor Plans - HT.B454.p Rev A
House Type B454-A Elevations - HT.B454-A.e Rev A
House Type B454-A Floor Plans - HT.B454-A.p Rev A
House Type BC360 Floor Plans and Elevations - HT.BC360.pe Rev A
House Type BC460 Elevations - HT.BC460.e Rev A
House Type BC460 Floor Plans - HT.BC460.p Rev A
Single Garage Type 1 Plan and Elevations - GAR01_B.pe Rev A
Single Garage Type 2 Plan and Elevations - GAR02_B.pe Rev A
Double Garage Plan and Elevations - GAR03_B.pe Rev A
Triple Garage Plan and Elevations - GAR04_B.pe Rev A
Garden Shed Floor Plan GSH.01.pe Rev A
Plots B238-B240 Elevations - P.B238-B240.e Rev A
Plots B238-B240 Floor Plans - P.B238-B240.p Rev A
Plots B246-B247(*) Elevations - P.B246-B247.e Rev A
Plots B246-B247(*) Floor Plans Sheet 1 of 2 - P.B246-B247.+p1 Rev A
Plots B246-B247(*) Floor Plans Sheet 2 of 2 - P.B246-B247.+p2 Rev A

(*) Also applies to plots B260-B261, B285-B286, B308-B309, B317-B318, B321-B322 and B331-B332
Plots B254-B255 Elevations - P.B254-B255.e Rev A
Plots B254-B255 Floor Plans - P.B254-B255.p Rev A
Plots B275-B277 Elevations - P.B275-B277.e Rev A
Plots B275-B277 Floor Plans - P.B275-B277.p Rev A
Plots B283-B284 Elevations - P.B283-B284.e Rev B
Plots B283-B284 Floor Plans - P.B283-B284.p Rev A
Plots B293-B294 Elevations - P.B293-B294.e Rev A
Plots B293-B294 Floor Plans - P.B293-B294.p Rev A
Plots B295-B297 Elevations - P.B295-B297.e Rev A
Plots B295-B297 Floor Plans - P.B295-B297.p Rev A
Plots B298-B301 Elevations - P.B298-B301.e Rev A
Plots B298-B301 Floor Plans Sheet 1 of 2 - P.B298-B301.p1 Rev A
Plots B298-B301 Floor Plans Sheet 2 of 2 - P.B298-B301.p2 Rev A
Plots B302-B303 Elevations - P.B302-B303.e Rev A
Plots B302-B303 Floor Plans - P.B302-B303.p Rev A
Plots B304-B308 Elevations Sheet 1 of 2 - P.B304-B308.e1 Rev A
Plots B304-B308 Elevations Sheet 2 of 2 - P.B304-B308.e2 Rev A
Plots B304-B308 Floor Plans - P.B304-B308.p Rev A
Plots B313-B316 Elevations Sheet 1 of 2 - P.B313-B316.e1 Rev B
Plots B313-B316 Elevations Sheet 2 of 2 - P.B313-B316.e2 Rev B
Plots B313-B316 Floor Plans Sheet 1 of 2 - P.B313-B316.p1 Rev A
Plots B313-B316 Floor Plans Sheet 2 of 2 - P.B313-B316.p2 Rev A
Plots B326-B330 Elevations Sheet 1 of 2 - P.B326-B330.e1 Rev D
Plots B326-B330 Elevations Sheet 2 of 2 - P.B326-B330.e2 Rev C
Plots B326-B330 Floor Plans Sheet 1 of 2 - P.B326-B330.p1 Rev B
Plots B344-B345 Elevations - P.B344-B345.e Rev C
Plots B344-B345 Floor Plans - P.B344-B345.p Rev C
Plot B357 Floor Plans and Elevations P.B357.pe Rev A
Plots B363-B364 Elevations - P.B363-B364.e Rev A
Plots B363-B364 Floor Plans - P.B363-B364.p Rev A
Plots B369-B372 Elevations - P.B369-B372.e Rev B
Plots B369-B372 Floor Plans - P.B369-B372.p Rev A
Plots B373-B374 Elevations - P.B373-B374.e Rev B
Plots B373-B374 Floor Plans - P.B373-B374.p Rev B
Plans, Elevation and Materials Linden
Single garage - GAR.01_C.pe Rev A
Twin Garage - GAR.02_C.pe Rev A
Double Garage - GAR.03_C.pe Rev A
Garden Shed Floor Plans & Elevations GSH.01.pe Rev A
HT.C2303 (2Block) Option 1 Elevations - HT.C2303(2blk)-1.e Rev A
HT.C2303 (2Block) Option 2 Elevations - HT.C2303(2blk)-2.e Rev A
HT.C2303 (2Block) Floor Plans - HT.C2303(2blk).p Rev A
HT.C302 Floor Plans & Elevations - HT.C302.pe Rev A
HT.C306 (2Block) Elevations - HT.C306(2blk).e Rev A
HT.C306 (2Block) Floor Plans - HT.C306(2blk).p Rev A

HT.C306 Floor Plans & Elevations - HT.C306.pe Rev B
HT.C308 (2Block) Elevations - HT.C308(2blk).e Rev B
HT.C308 (2Block) Floor Plans - HT.C308(2blk).p Rev B
HT.C402 (2Block) Elevations - HT.C402(2blk).e Rev A
HT.C402 (2Block) Floor Plans - HT.C402(2blk).p Rev A
HT.C402 Floor Plans & Elevations - HT.C402.pe Rev B
HT.C403 Floor Plans & Elevations - HT.C403.pe Rev A
HT.C404 Option 1 Elevations - HT.C404-1.e Rev A
HT.C404 Option 2 Elevations - HT.C404-2.e Rev B
HT.C404 Floor Plans - HT.C404.p Rev B
HT.C404 Variation A Elevations - HT.C404-A.e Rev A
HT.C404 Variation A Floor Plans - HT.C404-A.p Rev A
HT.C410 Elevations - HT.C410.e Rev B
HT.C410 Floor Plans - HT.C410.p Rev A
HT.C411 Elevations - HT.C411.e Rev B
HT.C411 Floor Plans - HT.C411.p Rev A
HT.C414 Option 1 Elevations - HT.C414-1.e Rev A
HT.C414 Option 2 Elevations - HT.C414-2.e Rev A
HT.C414 Floor Plans - HT.C414.p Rev A
Plots C68_C77_C78 Elevations - P.C68_C77_C78.e Rev B
Plots C68_C77_C78 Floor Plans - P.C68_C77_C78.p Rev A
Plots C69-C70 Elevations - P.C69-C70.e Rev A
Plots C69-C70 Floor Plans - P.C69-C70.p Rev A
Plots C73_C74 Floor Plans & Elevations - P.C73_C74.pe Rev B
Plots C83_C90 Floor Plans & Elevations - P.C83_C90.pe Rev A
Plot C85 Elevations - P.C85.e Rev A
Plot C85 Floor Plans - P.C85.p Rev A
Plot C93 Elevations - P.C93.e Rev B
Plot C93 Floor Plans - P.C93.p Rev A
Plot C96 Elevations - P.C96.e Rev A
Plot C96 Floor Plans - P.C96.p Rev A
Plot C102 Elevations - P.C102.e Rev B
Plot C102 Floor Plans - P.C102.p Rev A
Plots C103-C104 Elevations - P.C103-C104.e Rev A
Plots C103-C104 Floor Plans - P.C103-C104.p Rev A
Plots C109-C110 Elevations - P.C109-C110.e Rev A
Plots C109-C110 Floor Plans - P.C109-C110.p Rev A
Plots C111-C112 Elevations - P.C111-C112.e Rev A
Plots C111-C112 Floor Plans - P.C111-C112.p Rev A
Plots C113-C115 Elevations - P.C113-C115.e Rev A
Plots C113-C115 Floor Plans Sheet 1 of 2 - P.C113-C115.p1 Rev A
Plots C113-C115 Floor Plans Sheet 2 of 2 - P.C113-C115.p2 Rev A
Plots C131-C132 Elevations - P.C131-C132.e Rev A
Plots C131-C132 Floor Plans - P.C131-C132.p Rev A
Plots C136-C138_C444-C446 Elevations - P.C136-C138.e Rev A
Plots C136-C138_C444-C446 Floor Plans - P.C136-C138.p Rev A
Plots C139-C141 Elevations - P.C139-C141.e Rev A

Plots C139-C141 Floor Plans - P.C139-C141.p Rev A
Plots C375-C376_C377-C378_C387-C388 Elevations – P.C375-C376.e Rev B
Plots C375-C376_C377-C378_C387-C388 Floor Plans - P.C375-C376.p Rev B
Plots C389-C392 Elevations - P.C389-C392.e Rev B
Plots C389-C392 Floor Plans - P.C389-C392.p Rev B
Plots C393-C394 Elevations - P.C393-C394.e Rev A
Plots C393-C394 Floor Plans - P.C393-C394.p Rev A
Plot C405 Elevations P.C405.e Rev A
Plot C405 Floor Plans P.C405.p Rev A
Plot C407-C407 Elevations P.C406-C407.e Rev A
Plot C407-C407 Floor Plans P.C406-C407.p Rev A
Plot C409 Floor Plans and Elevations P.C409.pe Rev A
Plots C410-C421 Block C - Elevations Sheet 1 of 2 - P.C410-C421.e1 Rev C
Plots C410-C421 Block C - Elevations Sheet 2 of 2 - P.C410-C421.e2 Rev C
Plots C410-C421 Block C - Plans Sheet 1 of 3 - P.C410-C421.p1 Rev C
Plots C410-C421 Block C - Plans Sheet 2 of 3 - P.C410-C421.p2 Rev C
Plots C410-C421 Block C - Plans Sheet 3 of 3 - P.C410-C421.p3 Rev C
Plots C422-C424 Elevations - P.C422-C424.e Rev B
Plots C422-C424 Floor Plans - P.C422-C424.p Rev B
Plots C425-C427 Elevations - P.C425-C427.e Rev B
Plots C425-C427 Floor Plans Sheet 1 of 2 - P.C425-C427.p1 Rev B
Plots C425-C427 Floor Plans Sheet 2 of 2 - P.C425-C427.p2 Rev B
Plot C428 Elevations - P.C428.e Rev B
Plot C428 Floor Plans - P.C428.p Rev B
Plots C430-C432 Elevations - P.C430-C432.e Rev A
Plots C430-C432 Floor Plans - P.C430-C432.p Rev A
Plots C449-C450 Elevations - P.C449-C450.e Rev A
Plots C449-C450 Floor Plans - P.C449-C450.p Rev A
Plots C451-C452 Elevations - P.C451-C452.e Rev A
Plots C451-C452 Floor Plans - P.C451-C452.p Rev A
Plots C453-C455 Elevations - P.C453-C455.e Rev A
Plots C453-C455 Floor Plans - P.C453-C455.p Rev A
Plots C456-C457 Elevations - P.C456-C457.e Rev A
Plots C456-C457 Floor Plans - P.C456-C457.p Rev A
Plots C460-C462 Elevations - P.C460-C462.e Rev A
Plots C460-C462 Floor Plans - P.C460-C462.p Rev A
Bin and Cycle Store Plan and Elevations – BSC.01_C.pe Rev B
Highway and Drainage Plans
A061-PH1-01 Visibility Splays Sheet 1 Rev P2
A061-PH1-02 Visibility Splays Sheet 2 Rev P3
A061-PH1-03 Visibility Splays Sheet 3 Rev P2
A061-PH1-04 Visibility Splays Sheet 4 Rev P2
A061-PH1-11 General Arrangement Sheet 1 Rev P2
A061-PH1-12 General Arrangement Sheet 2 Rev P3
A061-PH1-13 General Arrangement Sheet 3 Rev P2

A061-PH1-14 General Arrangement Sheet 4 Rev P2
A061-PH1-21 Long Sections Sheet 1 Rev P0
A061-PH1-22 Long Sections Sheet 2 Rev P1
A061-PH1-23 Long Sections Sheet 3 Rev P1
A061-PH1-24 Long Sections Sheet 4 Rev P0
A061-PH1-25 Long Sections Sheet 5 Rev P0
A061-PH1-26 Long Sections Sheet 6 Rev P1
A061-PH1-27 Long Sections Sheet 7 Rev P1
A061-PH1-28 Long Sections Sheet 8 Rev P0
A061-PH1-29 Long Sections Sheet 9 Rev P0
A061-PH1-34 Bus SPA Southern Area Rev P2
A061-PH1-35 Bus SPA Northern Area Rev P2
A061-PH1-36 Refuse Vehicle SPA Southern Area Rev P2
A061-PH1-37 Refuse Vehicle SPA Northern Area Rev P2
A061-PH1-38 Fire Tender SPA Southern Area Rev P2
A061-PH1-39 Fire Tender SPA Northern Area Rev P2
A061-PH1-41 Site Levels Sheet 1 Rev P2
A061-PH1-42 Site Levels Sheet 2 Rev P3
A061-PH1-43 Site Levels Sheet 3 Rev P2
A061-PH1-44 Site Levels Sheet 4 Rev P2
A061-PH1-51 Drainage Layout Sheet 1 Rev P2
A061-PH1-52 Drainage Layout Sheet 2 Rev P3
A061-PH1-53 Drainage Layout Sheet 3 Rev P2
A061-PH1-54 Drainage Layout Sheet 4 Rev P2
A061-PH1-55 Pumping Station Details Rev P0
A061-PH1-71 Materials Plan Sheet 1 Rev P2
A061-PH1-72 Materials Plan Sheet 2 Rev P3
A061-PH1-73 Materials Plan Sheet 3 Rev P2
A061-PH1-74 Materials Plan Sheet 4 Rev P2
A061-PH1-61 SWS Flood Routing Sheet 1 P1
A061-PH1-62 SWS Flood Routing Sheet 2 P1
A061-PH1-63 SWS Flood Routing Sheet 3 P1
A061-PH1-64 SWS Flood Routing Sheet 4 P1

Amended conditions

3) Prior to the commencement of the construction of dwellings/substations above finished ground floor slab level, details of the materials for the external building materials including porches, canopies, weatherboarding (if the submitted weatherboarding is unacceptable then another detail shall be applied to plots A58 A59 A12 and A13) and front doors (to include colour of doors) for each developer parcels (as shown on plan CSL.01_PH-1 Rev E) shall be submitted to and agreed in writing on a sub phase basis by the Local Planning Authority and the development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

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

Relevant policy: Core Strategy policies CP1 and CP3

6) No building shall be occupied until the vehicular access that serves the dwelling has been surfaced with bonded material across the entire width of the access 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.

8) Notwithstanding the approved plans for access roads 40, 39, 41 & 51, prior to the commencement of development of these access roads, full details of the construction specification and materials of access junctions into access roads 40, 39, 41 & 51 shall be submitted to and approved in writing by the local planning authority. These accesses shall be constructed in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

12) Any first floor windows in the north facing elevation of plots B240 and B241 hereby permitted shall be permanently obscure-glazed and fixed closed at all times (except for the provision of high level fanlight windows).

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

13) Those windows shown on the approved drawings as having obscured glazing in part or full shall be so-fitted, fixed shut, (except for the provision of high level fanlight windows) and shall be permanently so-retained, and shall remain fixed closed at all times (except for the provision of high level fanlight windows)

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3

P 91 - Correction on typos for condition numbers: Condition 16 and 22 as stated to be re numbered 15 and 16

Informatives

P 91 – Insert the following informatives on the decision notice:

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

National Policy

National Planning Policy Framework 2012

Technical Guidance to the National Planning Policy Framework 2012

*National Planning Policy Guidance 2014
South East Plan 2009
Saved policy NRM6 - Thames Basin Heaths Special Protection Area*

Wokingham Borough Core Strategy policies:

*CP1 - Sustainable Development
CP2 - Inclusive Communities
CP3 - General Development Principles
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
CP10 - Improvements to the Strategic Transport Network
CP11 - Proposals outside Development Limits (including countryside)
CP17 - Housing delivery
CP19 – South of the M4 Strategic Development Location*

*Appendix 7 – Additional Guidance for the Development of Strategic
Development Locations*

*Managing Development Delivery Local Plan (MDD LP) policies
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
CC08 Safeguarding alignments of the Strategic Transport Network & Road
Infrastructure
CC09 Development and Flood Risk (from all sources)
CC10 Sustainable Drainage*

Residential Uses

*TB05 Housing Mix
TB07: Internal Space Standards
TB09 Residential accommodation for vulnerable groups*

Landscape and Nature Conservation

*TB21: Landscape Character
TB23: Biodiversity and Development*

*SAL05: Delivery of avoidance measures for Thames Basin Heaths
Special Protection Area*

Emerging Shinfield Parish Neighbourhood Development Plan

Supplementary Planning Documents

Wokingham Borough Design Supplementary Planning Document (18 February 2010)

Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 28th April 2010)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)

Wokingham Borough Affordable Housing Supplementary Planning Document (2 June 2011)

A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross Character Statement

2. *The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:*

- Advertisement of jobs within local recruitment agencies / job centres;*
- Recruitment and training of residents from the local area;*
- Seek tender of local suppliers or contractors for work.*

3. *The applicant is informed that parking may need to be restricted along the main routes (bus route) and on turning heads.*

4. *The applicant is informed that some of the visibility splays cut across residential properties which will be outside of the highway authority's control. As such, future occupiers of the affected units needs to be made aware that the visibility splays will need to be maintained.*

5. *All the new dwellings should be built to 'Secured by Design' part 2 accreditation in the interests of the safety, crime prevention and amenity of future occupiers of the development. National sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.*

6. *Work on Highway*

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

7. *Mud on Road*

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 Corporate Head of Environment on tel: 0118 974 6302.

8. Highway Adoption

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 Corporate Head of Environment 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 S38 of the Highways Act 1980.

9. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

10. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

11. Noise

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 Health and Licensing Manager.

12. Employment and Skills plan should be provided in accordance with the Council's guidance. The applicant is advised to contact Angela Torr, Economic Sustainability Team, WBC.

13. Notwithstanding the submitted plans showing indicative materials and landscaping, these details will be required to be dealt as submissions under conditions 3 above (material samples)

P 110 – Clarification on garden sizes amended plans have been received that ensure that all gardens meet the 11m depth threshold outlined in the Borough Design Guide

Site Address: Sports Centre Hyde End Lane Ryeish Green

Application No: 161250, Pages 141-148.

Conditions

P 143 – Insertion of the following conditions:

8. Before the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction shall not be carried out otherwise than in accordance with each approved CEMP. The CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) programme of works (including measures for traffic management and operating hours);
- v) piling techniques;
- vi) provision of boundary hoarding;
- vii) protection of the aquatic environment in terms of water quantity and quality;
- viii) details of proposed means of dust suppression and noise mitigation;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction;
- xii) measures to ensure no on site fires during construction
- xiii) monitoring and review mechanisms;
- xiv) implementation of the CEMP through an environmental management system;
- xv) details of the haul routes to be used to access the development; and
- xvi) details of the temporary surface water management measures to be provided during the construction phase
- xvii) details of the excavation of materials and the subsurface construction methodology
- xviii) appointment of a Construction Liaison Officer.

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 environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6

9. The use of Artificial Grass Pitch shall not commence until details of the phasing of the parking have been submitted to and approved in writing by the Local Planning Authority. The car parking shall be provided in accordance with these details and made available for use prior to first use of the Artificial Grass Pitch.

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.

Informatives

P 143: Insertion of informatives

1. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

*Adopted Core Strategy: National Policy
National Planning Policy Framework 2012
Technical Guidance to the National Planning Policy Framework 2012*

*South East Plan 2009
Saved policy NRM6 - Thames Basin Heaths Special Protection Area*

*Wokingham Borough Core Strategy policies:
CP1 - Sustainable Development
CP2 - Inclusive Communities
CP3 - General Development Principles
CP4 - Infrastructure Requirements
CP6 - Managing Travel Demand
CP7 - Biodiversity
CP8 - Thames Basin Heaths Special Protection Area
CP9 - Scale and Location of Development Proposals
CP10 - Improvements to the Strategic Transport Network
CP11 - Proposals outside Development Limits (including countryside)
CP19- South of the M4 Strategic Development Location*

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014)

*CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 - Green Infrastructure, Trees and Landscaping
CC04 - Sustainable Design and Construction
CC05 - Renewable energy and decentralised energy networks
CC06 - Noise
CC07 - Parking
CC09 - Development and Flood Risk (from all sources)*

CC10 - Sustainable Drainage
TB21 - Landscape Character
TB23 - Biodiversity and Development
SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath
Special Protection Areas

Emerging Shinfield Parish Neighbourhood Development Plan

Supplementary Planning Documents

South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

The Council's parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan and referred to in para 4.38 of the Core Strategy

2. *The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:*

- *Advertisement of jobs within local recruitment agencies / job centres;*
- *Recruitment and training of residents from the local area;*
- *Seek tender of local suppliers or contractors for work.*

3. *Work on Highway*

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

4. *Mud on Road*

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 Corporate Head of Environment on tel: 0118 974 6302.

5. *Highway Management*

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

6. *Utilities*

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated

by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

7. Noise

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 Health and Licensing Manager.

Site Address: Former Ryeish Green School, Hyde End Lane, Ryeish Green

Application No: 161091, Pages 159 -166.

Conditions

P 161 insert following condition as condition 5:

Within three months of the removal of the modular buildings following cessation of their use, the former area of the site previously used as a car park shall be reinstated as such and made available for public use.

Reason: To ensure the temporary nature of the site for use as a school in the interests of highway safety and convenience in accordance with Core Policies CP3 and CP6, and the South of the M4 Strategic Development Location Supplementary Planning Document (October 2011).

P162 Travel Plan –

This would be unreasonable to require this early, given that it will take time to establish travel patterns of pupils attending the school. It is likely that once the pupil geographical information is known and pupils establish friendships within the school etc, increased lift sharing should become possible – this information would help shape the travel plan to be more realistic once the school has been in operation for a number of weeks. The AGP will not be ready for use until the autumn and on that basis, the parking for the school will be available.

P162 Capacity of School – Education have advised that if the Shinfield West SDL school was not ready for September 2018, then they would look to put on a third classroom on the current temporary site (subject to a separate planning application and site size permitting) or else find an alternative site to have 3 classrooms with a hall and office space.

If a further modular building is proposed at a later date to accommodate more pupils on this site, then parking issues would need to be reassessed together with impacts upon the Sports Hub permission. However the developers at Shinfield West have strongly indicated that a school will be delivered in time for the Autumn term.

Site Address: Keephatch Beech, North Wokingham
Application No: 153247, Pages 175-199.

Proposal – Page 175

Delete “32 (vehicle tracking)” from the description. Such matters will need to be provided pursuant to newly recommended conditions 15 and 16 (see below).

Conditions

Amend condition1 to read as follows:

1. This permission is in respect of the drawings listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority:

Drawings:

C-1000-B Site Location Plan; C-1005-H Site Layout (1:1500); C-1006-H Site Layout Southern Site (1:500); C-1007-G Site Layout – Central Site (1:500); C-1008-G Site Layout – Northern Site (1:500); C-1010-D Site Layout - Storey Heights Plan (1:1000); C-1011-E Site Layout - Parking Distribution Plan (1:1000); C-1012-D Site Layout - Dwelling Distribution Plan (1:1000); C-1013-C Site Layout Parking Distribution Plan (1:1000); C-1014-C Site Layout Materials - Facing Brick & Walls (1:1000); C-1015-C Site Layout - 1:1000 - Materials – Roofing (1:1000); A-3100-C Flats Blocks B-C & Houses_Plots 22-25 Gd-1st Floor Plans (1:100); A-3101-F Flats Blocks B-C & Houses_Plots 22-25 2nd Floor Plan (1:100); A-3102-F Flats Blocks B-C & Houses_Plots 22-25 Elevs A to D (1:100); A-3103-F Flats Blocks B-C & Houses_Plots 22-25 Elevs E & F (1:100); A-3105-A Flat & Houses Block_Plots 38-42 Floor Plans (1:100); A-3106-A Flat & Houses Block_Plots 38-42 Elevations A & C (1:100); A-3107-A Flat & Houses Block_Plots 38-42 Elevations B, D, E & F (1:100); A-3110-A Flat & Houses Block_Plots 47-51 Floor Plans (1:100); A-3111-A Flat & Houses Block_Plots 47-51 Elevations A & C (1:100); A-3112-A Flat & Houses Block_Plots 47-51 Elevations B, D, E & F (1:100); A-3115-A Flat & Houses Block_Plots 87-91 Floor Plans (1:100); A-3116-A Flat & Houses Block_Plots 87-91 Elevations A & C (1:100); A-3117-A Flat & Houses Block_Plots 87-91 Elevations B, D, E & F (1:100); A-3120-A Flat & Houses Block_Plots 94-98 Floor Plans (1:100); A-3121-A Flat & Houses Block_Plots 94-98 Elevations A & C (1:100); A-3122-A Flat & Houses Block_Plots 94-98 Elevations B, D, E & F (1:100); A-3125-A Flat & Houses Block_Plots 103-108 Floor Plans (1:100); A-3126-A Flat & Houses Block_Plots 103-108 Elevations A & C (1:100); A-3127-A Flat & Houses Block_Plots 103-108 Elevations B, D, E & F (1:100); A-3130-A Flat & Houses Block_Plots 109-114 Floor Plans (1:100); A-3131-A Flat & Houses Block_Plots 109-114 Elevations A & C (1:100); A-3132-A Flat & Houses Block_Plots 109-114 Elevations B, D, E & F (1:100); A-3135-A Flat & Houses Block_Plots 151-156 Floor Plans (1:100); A-3136-A Flat & Houses Block_Plots 151-156 Elevations A & C (1:100); A-3137-A Flat & Houses Block_Plots 151-156 Elevations B, D, E & F (1:100); A-3140-A Flat & Houses Block_Plots 161-166 Floor Plans 1:100 A1 A (1:100); A-3141-A Flat & Houses Block_Plots 161-166 Elevations A & C (1:100); A-3142-A Flat & Houses

Block_Plots 161-166 Elevations B, D, E & F (1:100); A-3145-A Flat & Houses Block_Plots 167-172 Floor Plans (1:100); A-3146-A Flat & Houses Block_Plots 167-172 Elevations A & C (1:100); A-3147-A Flat & Houses Block_Plots 167-172 Elevations B, D, E & F (1:100); A-3150-A Flat & Houses Block_Plots 186-191 Floor Plans (1:100); A-3151-A Flat & Houses Block_Plots 186-191 Elevations A & C (1:100); A-3152-A Flat & Houses Block_Plots 186-191 Elevations B, D, E & F (1:100); A-3155-A Flat & Houses Block_Plots 192-197 Floor Plans (1:100); A-3156-A Flat & Houses Block_Plots 192-197 Elevations A & C (1:100); A-3157-A Flat & Houses Block_Plots 192-197 Elevations B, D, E & F (1:100); A-3160-A Flat & Houses Block_Plots 198-203 Floor Plans (1:100); A-3161-A Flat & Houses Block_Plots 198-203 Elevations A & C (1:100); A-3162-A Flat & Houses Block_Plots 198-203 Elevations B, D, E & F (1:100); A-3165-B Flat Block G & House 2BH-AFF_Plots 204-214 Floor Plans (1:100); A-3166-B Flat Block G & House 2BH-AFF_Plots 204-214 Elevs A, B & D (1:100); A-3170-A Flat & Houses Block_Plots 219-224 Floor Plans (1:100); A-3171-A Flat & Houses Block_Plots 219-224 Elevations A & C (1:100); A-3172-A Flat & Houses Block_Plots 219-224 Elevations B, D, E & F (1:100); A-3175-B Flat & Houses Block_Plots 236-241 Floor Plans (1:100); A-3176-B Flat & Houses Block_Plots 236-241 Elevations A & C (1:100); A-3177-B Flat & Houses Block_Plots 236-241 Elevations B, D, E & F (1:100); A-3180-A Flat & Houses Block_Plots 258-263 Floor Plans (1:100); A-3181-B Flat & Houses Block_Plots 258-263 Elevations A & C (1:100); A-3182-A Flat & Houses Block_Plots 258-263 Elevations B, D, E & F (1:100); A-3185-D Pub Plans (1:100); A-3186-D Pub Elevations (1:100); A-3190-C Garages - Plans & Elevations (1:100); A-3191-B Car Ports - Plans & Elevations (1:100); A-3192-A Refuse & Cycle Stores - Plans & Elevations (1:100); A-3193-C Refuse, Cycle Stores & Sub Stations - Plans & Elevations (1:100); A-3200-D Private Flats Block A_Plots 1-6 Ground Floor Plan (1:100); A-3201-D Private Flats Block A_Plots 1-6 First Floor Plan (1:100); A-3202-D Private Flats Block A_Plots 1-6 Elevations A & C (1:100); A-3203-D Private Flats Block A_Plots 1-6 Elevations B & D (1:100); A-3210-C Affordable Flats Block D_Plots 52-57 Ground Floor Plan (1:100); A-3211-C Affordable Flats Block D_Plots 52-57 First Floor Plan (1:100); A-3212-C Affordable Flats Block D_Plots 52-57 Second Floor Plan (1:100); A-3213-C Affordable Flats Block D_Plots 52-57 Elevations A & C (1:100); A-3214-C Affordable Flats Block D_Plots 52-57 Elevations B & D (1:100); A-3220-C Affordable Flats Block E_Plots 58-66 Ground Floor Plan (1:100); A-3221-C Affordable Flats Block E_Plots 58-66 First Floor Plan (1:100); A-3222-C Affordable Flats Block E_Plots 58-66 Second Floor Plan (1:100); A-3223-C Affordable Flats Block E_Plots 58-66 Elevations A & C (1:100); A-3224-C Affordable Flats Block E_Plots 58-66 Elevations B & D (1:100); A-3230-B Affordable Flats Block F_Plots 67-73 Ground Floor Plan (1:100); A-3231-B Affordable Flats Block F_Plots 67-73 First Floor Plan (1:100); A-3232-B Affordable Flats Block F_Plots 67-73 Second Floor Plan (1:100); A-3233-B Affordable Flats Block F_Plots 67-73 Elevations A & C (1:100); A-3234-B Affordable Flats Block F_Plots 67-73 Elevations B & D (1:100); A-3300-C House Type H221+ x2 Plans_Plots 7-8, 9-10, 232-233 (1:100); A-3301-C House Type H221+ x2 Elevations_Plots 7-8, 9-10, 232-233 (1:100); A-3302-B House Type H221+ x4 Plans_Plots 242-245 (1:100); A-3303-B House Type H221+ x4 Elevations_Plots 242-245 (1:100); A-3310-B House Type H321+ x2 Plans_Plots 11-12, 285-286 (1:100); A-3311-C House Type H321+ x2 Elevs_Plots 11-12, 285-286 (1:100); A-3312-A House Type H321+ x1+garage Plans_Plot 120 (1:100); A-3313-A House Type H321+ x1+garage Elevations_Plot

120 (1:100); A-3314-A House Type H321+ x2+garage Plans_Plots 137-138 (1:100); A-3315-A House Type H321+ x2+garage Elevations A&C_137-138 (1:100); A-3316-B House Type H321+ x2+garage Elevations B&D_137-138 (1:100); A-3317-A House Type H321+ x1 Plan_Plots 284 (1:100); A-3318-A House Type H321+ x1 Elevs_Plots 284 (1:100); A-3319-A House Type H321+ x2+garages Plans_Plots 289-292 (1:100); A-3320-A House Type H321+ x2+garages Elevs A&C_Plots 289-292 (1:100); A-3321-B House Type H321+ x2+garages Elevs B&D_Plots 289-292 (1:100); A-3325-B House Type H322+ Plan_Plots 20, 278, 279,280 (1:100); A-3326-A House Type H322+ Elevations_Plots 20, 278, 279,280 (1:100); A-3327-B House Type T4 x2 Plans_Plots 92-93, 252-253 (1:100); A-3328-B House Type T4 x2 Elevations_Plots 92-93, 252-253 (1:100); A-3330-C House Type H422+ Plans_Plots 16,21,78,149,175,176 (1:100); A-3331-B House Type H422+ Elevs_Plots 16,21,78,149,175,176 (1:100); A-3332-C House Type H422+ Handed Plans_Plots 77,158,185,265,288 (1:100); A-3333-C House Type H422+ Handed Elevs_Plots 77,158,185,265,288 (1:100); A-3334-B House Type H422+ Handed+garage Plan_Plot 269 (1:100); A-3335-A House Type H422+ Handed+garage Elevs_Plot 269 (1:100); A-3336-B House Type H422+ x2 Plans_Plots 270-271 (1:100); A-3337-A House Type H422+ x2 Elevations_Plots 270-271 (1:100); A-3340-C House Type H423+ Plans_Plots17,82,83,129,159,179,229,283 (1:100); A-3341-B House Type H423+ Elevs_Plots17,82,83,129,159,179,229,283 (1:100); A-3350-B House Type H424+ Plan_Plots 150,180,227,266,282 (1:100); A-3351-B House Type H424+ Elevs_Plots 150,180,227,266,282 (1:100); A-3352-B House Type H424+ Handed Plan_Plots 157,281 (1:100); A-3353-B House Type H424+ Handed Elevs_Plots 157,281 (1:100); A-3354-C House Type H424.1+ Plan_Plots 18,19,160,228 (1:100); A-3355-C House Type H424.1+ Elevs_Plots 18,19,160,228 (1:100); A-3356-B House Type H424.1+ Handed Plan_Plot 75 (1:100); A-3357-B House Type H424.1+ Handed Elevs_Plot 75 (1:100); A-3360-C House Type H431+ Plan_Plots 15,74,173,225,264 (1:100); A-3361-C House Type H431+ Elevs_Plots 15,74,173,225,264 (1:100); A-3362-C House Type H431+H Plan_Plots 76,84,184,226,267,268,287 (1:100); A-3363-C House Type H431+H Elevs_Plots76,84,184,226,267,268,287 (1:100); A-3370-B House Type H433+ Plan_Plots 80,178 (1:100); A-3371-B House Type H433+ Elevations_Plots 80,178 (1:100); A-3375-C House Type TX&TX+ Plans_Plots 43-44,99-100,115-6,234-5 (1:100); A-3376-C House Type TX&TX+ Elevs_Plots 43-44,99-100,115-6,234-5 (1:100); A-3377-B House Type TX+&TX Plans_Plots 45-46,85-86,101-2,217-8 (1:100); A-3378-B House Type TX+&TX Elevs_Plots 45-46,85-86,101-2,217-8 (1:100); A-3380-C House Type T6 Plan_Plots 13,14,117,118,119,128 (1:100); A-3381-C House Type T6 Elevations_Plots 13,14,117,118,119,128 (1:100); A-3382-B House Type T6 Handed Plan_Plots 81,126,127 (1:100); A-3383-B House Type T6 Handed Elevations_Plots 81,126,127 (1:100); A-3384-B House Type T6 x2 Plan_Plots 272-273,274-275,276-277 (1:100); A-3385-B House Type T6 x2 Elevs_Plots 272-273,274-275,276-277 (1:100); A-3390-A House Type H531+ Plan_Plots 79,181,183,231 (1:100); A-3391-A House Type H531+ Elevs_Plots 79,181,231 (1:100); A-3392-B House Type H531+ Elevs_Plot 183 (1:100); A-3393-A House Type H531+Handed Plan_Plots 174,177,182,230 (1:100); A-3394-A House Type H531+H Elevations_Plots 177,182,230 (1:100); A-3395-B House Type H531+H Elevations_Plot 174 (1:100); A-3400-B House Type 2BH-AFF x2 Plans_Plots 135-136,147-148 (1:100); A-3401-B House Type 2BH-AFF x2 Elevations_Plots 135-136,147-148 (1:100); A-3402-A House Type 2BH-AFF x3

Plans_Plots 132-134,246-248 (1:100); A-3403-A House Type 2BH-AFF x3 Elevations_Plots 132-134,246-248 (1:100); A-3404-A House Type 2BH-AFF x4 Plans_Plots 242-5,293-6,297-300 (1:100); A-3405-A House Type 2BH-AFF x4 Elevs 1_Plots 242-5,293-6,297-300 (1:100); A-3406-A House Type 2BH-AFF x4 Elevs 2_Plots 242-5,293-6,297-300 (1:100); A-3407-A House Type 2BH-AFF x5 Plans_Plots 142-146 (1:100); A-3408-A House Type 2BH-AFF x5 Elevations 1_Plots 142-146 (1:100); A-3409-A House Type 2BH-AFF x5 Elevations 2_Plots 142-146 (1:100); A-3410-A House Type 3BH-AFF x2 Plans_Plots 121-122,130-131 (1:100); A-3411-A House Type 3BH-AFF x2 Elevations_Plots 121-122,130-131 (1:100); A-3412-A House Type 3BH-AFF x3 Plans_Plots 123-5,139-141,249-251 (1:100); A-3413-A House Type 3BH-AFF x3 Elevs1_Plots 123-5,139-141,249-251 (1:100); A-3414-A House Type 3BH-AFF x3 Elevs2_Plots 123-5,139-141,249-251 (1:100); A-3415-A House Type 3BH-AFF x4 Plans_Plots 254-257 (1:100); A-3416-A House Type 3BH-AFF x4 Elevations 1_Plots 254-257 (1:100); A-3417-A House Type 3BH-AFF x4 Elevations 2_Plots 254-257 (1:100); A-3420-A House Type 4BH-AFF x2 Plans_Plots 215-216 (1:100); and A-3421-A House Type 4BH-AFF x2 Elevations_Plots 215-216 (1:100)

Landscaping

Green Infrastructure – 5244/ASPD100/GI; Tree Constraints Plan 8686TPP 01 (1/3); Tree Constraints Plan 8686TPP 01 (2/3); Tree Constraints Plan 8686TPP 01 (3/3); Tree Schedule; Planting Plan Overview 5244 / ASPD001PP / 000 / C; Planting Plans 1 of 16 to 16 of 16 (inclusive) – refs: 5244 / ASPD001PP / 001 / C to ASPD00/PP016/C (inclusive – all rev C); Hard Landscape Plan Overview 5244 / ASPD002HL / 000 / C; Hard Landscape 1 of 6 to 6 of 6 (inclusive) – refs: 5244 / ASPD002HL / 001 / C to 5244 / ASPD002HL / 006 / C (inclusive – all rev C); and Mountain Bike Track Detail Plan 5244 / ASPD003PP / A.

SANG

SANG Landscape Masterplan 5244 / LM / SANG / B; SANG Detailed Hard Works Plan 5244 / ASPD010 / SANG / HWP / C; SANG Hard Works Details 5244 / ASPD011 / SANG / HWD / C; and SANG Detailed Planting Plan 5244 / ASPD012 / SANG / PP / C.

Allotments

Allotments Layout Plan 5244 / SK109 / ALP / D

Site Levels

13-183-139 Proposed Level Changes

Noise Bund Sections and Landscaping Plans

Landscape Bund Design Overview 5244 / SK100 / A; and Landscape Bund Design drawings 5244 / SK101 / A to 5244 / SK108 / A (inclusive); Landscape Bund Cross Sections (AA&BB) 5244 / CS100; Landscape Bund Cross Sections (CC&DD) 5244 / CS101; Landscape Bund Cross Sections (EE&FF) 5244 / CS102; Landscape Bund Cross Sections (GG&HH) 5244 / CS103; Landscape Bund Cross Sections (II&JJ) 5244 / CS104; Landscape Bund Cross Sections (KK&LL) 5244 / CS105; and Landscape Bund Cross Sections (MM&NN) 5244 / CS106

Other:

Design Statement

Noise Barrier - Method Statement & Construction Philosophy

Ecological Monitoring Report (Ethos, Updated April 2016)

Air Quality Assessment (Redmore Environmental, 2nd October 2015, Ref: 1029r1)

Sustainability and Energy Statement (BlueSky Unlimited, November 2015)

Affordable Housing Provision Statement (Kevin Scott Consultancy,, November 2015)

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Insert the following conditions:

14. Notwithstanding the details shown on the approved plans, use of the allotments shall not commence until such time as measures to control the access from the highway into the allotments' car park (e.g. gates and a height barrier) have been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. The access means to control access shall be provided and thereafter retained for the duration of the allotments' use.

Reasons: To ensure that the allotments car park is adequately secured.

15. The internal estate roads of the development hereby approved shall be provided with sufficient width to enable a refuse vehicle to pass another vehicle. Notwithstanding the details shown on the approved drawings, the estate roads shall only be provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority; such details to be submitted to include appropriate vehicle swept path analysis. The relevant parts of the estate roads shall be provided in accordance with the approved details prior to the occupation of the relevant parts of the development.

Reason: In the interests of the function and safety of the highway network.

16. Notwithstanding the details shown on the approved plans, no construction of the relevant parts of the Northern Distributor Road (NDR) shall commence until such time as final details of design of those parts of the NDR has been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include: details of the NDR connection between the development hereby approved and the Kentwood farm development; the provision of a continuous footpath/cycleway provision along NDR; details of forward visibility along the NDR; a revised NDR layout demonstrating adequate provision of the access junctions accommodating refuse vehicles tracking into and out of side roads; adequate provision of the carriageway running lane adjacent to the pedestrian / cycle refuges; details to accommodate any on-site parking potentially displaced from the NDR; details of changes to the layout of the residential development potentially required to facilitate design changes to the NDR; and any revised details of landscaping. The

NDR and associated works shall thereafter only be provided in accordance with the approved plans.

Reason: In the interests of delivering a safe and functional NDR and to accommodate any changes as are likely to be required pursuant to the detailed design process in advance of adoption.

17. Construction of the pumping station at the southern end of the development hereby approved shall not be commenced until such time as the full details of the pumping station access from London Road have been submitted to and approved in writing by the Local Planning Authority. The information to be submitted shall include full details of visibility splays and details of gates to control vehicular access to the site. The access to the pumping station shall be provided in accordance with the approved details prior to the commencement of use and thereafter retained for the duration of the permitted use.

Reason: In the interest of highways safety.

18. Notwithstanding the details shown on the approved drawings, no occupation of the northern section of the site shall occur until such time as a footpath to the boundary of the site with Montague Close has been provided in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In order to link the development better to the existing neighbourhoods

Informatives – Pages 179-180

It is recommended that the following additional informatives be included on the decision notice.

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

2. The applicant is informed that parking may need to be restricted along the main routes (bus route) and on turning heads.

3. The applicant is informed that some of the visibility splays cut across residential properties which will be outside of the highway authority's control. As such, future occupiers of the affected units needs to be made aware that the visibility splays will need to be maintained.

4. All the new dwellings should be built to 'Secured by Design' part 2 accreditation in the interests of the safety, crime prevention and amenity of future occupiers of the

development. National sustained research proves that Secured by Design housing developments suffer at least 50% less burglary, 25% less vehicle crime and 25% less criminal damage.

5. Work on Highway

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

6. Mud on Road

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 Corporate Head of Environment on tel: 0118 974 6302.

7. Highway Adoption

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 Corporate Head of Environment 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 S38 of the Highways Act 1980.

8. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

9. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

10. Noise

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 Health and Licensing Manager.

11. Employment and Skills plan should be provided in accordance with the Council's guidance. The applicant is advised to contact Angela Torr, Economic Sustainability Team, WBC.

Consultation Responses - Pages 184-186

A further letter of objection has been received from the owner of 3 Columba Gardens stating that unless the development accedes to the request of extending their property boundary to the rear then their objection regarding loss of privacy to the rear of their property remains (final bullet in the objection list). Officers have advised that the amendment is not considered necessary to make the development acceptable in planning terms; and that the area in question is identified in the outline permission for the delivery of public open space and the applicant is legally obliged through the S106 agreement to provide it as such.

APPENDIX B

In error, appendix B was not included in the agenda pack. It is appended to this update for information.

Clarification

The density of the scheme is circa 33 dwelling per hectare (dph); based on the land to be built on (9ha). This accords with the SPD guidance for the SDL – which sets out an expected average density requirement of 35dph .

In terms of parking, the following provision is included:

Type	No. spaces	Ratio (300 dwellings)
1. Allocated	515 (417 + 98 carports)	1.72
2. Unallocated	69	
3. Visitor	64	
Total Allocated + Unallocated + Visitor	648	2.16
4. Garages	129	
Total Allocated + Unallocated + Visitor + 0.5*Garages	713	2.38

Site Address: Land at Matthewsgreen Farm, Matthewsgreen Road
Application No: 160765, Pages 223-244.

Conditions

PAGES 224-225

Insert the following as condition 2

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Proposed Street Scenes: 1111.P1.500 Rev G; Proposed site layout: 1111.F2.400 Rev AA; Dimensions and garden areas 1111.F2.405 Rev B; Dwelling distribution Layout 1111.F2.401 Rev B; Storey Heights Layout 1111.F2.402 Rev B; Swept Path Refuse Vehicle 5357.003 Rev E Sheet 1 of 2; 5357.004 Rev E Sheet 2 of 2; House Type 302 Floor Plans 1111.P3.410 Rev B; House Type 303 Floor Plans 1111.P3.420; House Type 306 Floor Plans 1111.P3.430; House Type 402 Ground Floor plan 1111.P3.440 Rev B; First Floor plan 1111.P3.441; House Type 408 Ground Floor plan 1111.P3.450 Rev B; First and Second Floor plan 1111.P3.451 Rev B; House Type SHL2 Floor Plans 1111.P3.460 Rev B; House Type SHL3 Floor Plans 1111.P3.470; Apartment Blocks Floor Plans 1111.P1.490 Rev D; House Type 302 Front and Rear Elevations 1111.P3.411 Rev D; Side Elevation 1111.P3.412 Rev D; House Type 303 Front and Rear Elevations 1111.P3.421 Rev B; Side Elevation 1111.P3.422 Rev B; House Type 306 Front and Rear Elevations 1111.P3.431 Rev C; Side Elevations 1111.P3.432 Rev C; Side Elevation 1 1111.P3.433 Rev C; House Type 402 Front Elevations 1111.P3.442 Rev C; Rear elevation 1111.P3.443 Rev B; Side Elevation 1111.P3.444 Rev C; Side Elevation 1 1111.P3.445 Rev C; House Type 408 Front Elevations 1111.P3.452 Rev D; Rear Elevations 1111.P3.453 Rev D; Side Elevation 1111.P3.454 Rev; House Type 408 Side Elevation 1111.P3.455 Rev A; House Type 408 Front Elevations Plots 81-84 1111.P3.456 Rev A; House Type SHL2 Front Elevation 1111.P3.461 Rev C; Side Elevation 1111.P3.463 Rev D; Rear Elevation 1111.P3.462 Rev C; House Type SHL3 Side Elevation 1111.P3.473 Rev B; Front Elevation 1111.P3.471 Rev B; Rear Elevation 1111.P3.472 Rev A; Apartment Block – Plots 1-12 & 67-78 Elevations 1111.P1.491 Rev E; Typical Garage Plans and Elevations 1111.F2.406; Refuse/Cycle Store Plans and Elevations 1111.F2.407

Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

Replace condition 7 with following condition:

7. Prior to the commencement of development of plots 30 to 37, details shall be submitted to and approved in writing by the Council which demonstrate satisfactory mitigation measures to alleviate the risk of flooding to the road at the north end of the site. The submitted details shall demonstrate to the satisfaction of the Council what impact the proposed measures would have upon the approved Flood Risk Assessment (FRA) approved under the Outline consent O/2014/2242 (Compiled by Stuart Michaels Associates ref: 4676/FRA&DS Issue Status 01) and that any off-site impacts of the measures have been assessed and mitigated. The details shall also include an assessment of any implications of the flood mitigation measures on the proposed drainage in the area and shall include appropriate mitigation. Development shall be carried out in accordance with the approved details and maintained thereafter, unless otherwise agreed in writing by the Council.

Reason: To ensure no development will be located within the 1 in 100 year plus 20% allowance for climate change flood extent in order to reduce the risk of flooding to the proposed development and future occupants. Relevant policies: NPPF, Wokingham Borough Core Strategy Policy CP1, CP3 and CP20 and the Managing Development Delivery Local Plan Policy CC09 and CC10 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Insert following conditions 8-10:

8. Prior to commencement of development, a revised car parking layout shall be submitted to and approved in writing by the Local Planning Authority. The approved car parking layout, including any car ports, garages, visitor and unallocated parking bays must be constructed in accordance with approved plans and retained for such purposes thereafter.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

9. Prior to commencement of development, details of cycle storage and pedestrian access to the cycle storage for units 67-78 shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and shall be retained free from any obstruction to such use thereafter.

Reason: In order to ensure that secure weather-proof bicycle parking facilities and pedestrian access to these facilities are provided so as to encourage the use of sustainable modes of travel in accordance with Wokingham Core Strategy Policies CP1, CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

10. Prior to commencement of development, a revised services corridor plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved plan and retained thereafter.

Reason: To ensure that the estate is 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 in accordance with Wokingham Core Strategy Policies CP1, CP6, and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Informatives

Page 226 - Replace Informative 4 with "The applicant is informed that should any of the visibility splays cut across residential properties which will be outside of the highway authority's control, future occupiers of the affected units need to be made aware that the visibility splays will need to be maintained."

Summary Information Table

Page 230 –In summary information table against Parking replace 'Dependant on Housing No's but in accordance with parking standards' with '194 spaces'.

Consultations

Page 231 - Delete 'Access Officer: No Comments'

Page 233 – Wokingham Town Council (WTC) Additional Comments:

An additional letter has been received from WTC in response to the revised plans. Their concerns identified within their initial letter remain. Additional comments are summarised as follows:

- Welcome the reduction in height of the plots 67-78 and Plots 1-12 – still consider them to be inappropriate in terms of scale and mass: Paras 5-15 refer
- Would like the density to be verified before any approval is given: Paras 26-29 refer
- Plots 67-78 overlook plots 65 & 66: Officer note: At its closest, the flank wall of flat block 67-78 would be 13m distant from the rear of the dwellings in plots 65 and 66 and it does not span the entire width of both gardens. No windows are proposed on the flank wall directly facing the rear of the dwellings. Whilst there will be opportunities for overlooking to the rear of plots 65 and 66 from other windows in the block, these opportunities would be from oblique angles and are not uncommon in built up residential neighbourhoods. These are new properties and any residents purchasing plots 65 and 66 would have no reason not to be aware of the neighbourly relationship in advance of their purchase. In the circumstances it is considered that the relationship between plots 67-78 and plots 65 and 66 would not substantiate reason for refusal.

WTC full comments are appended to this update

Site Address: Planters Lodge, Cutbush Lane, Earley, RG6 4UU
Application No: 161595, Pages 249-266.

No comments or objections received

Pre-emptive site visits

161092- Bottel Paddocks Limmerhill Road Barkham RG41 4BU

Full application for the change of use of agricultural land to mixed agricultural and the keeping and grazing of horses, plus the provision of a vehicular turning circle. (Retrospective)

Reason for Site Visit - To assess the impact on the character of the area

161258- Evendons School

Full application for the proposed erection of a two storey classroom block linked with part of Block A (Small Hall), refurbishment of part of the existing buildings to improve the 'Main Hall' and to provide a new kitchen area, along with the creation of a new servicing area via Evendons Road. Following the demolition of buildings C, D, E and part of Block A.

Reason for Site Visit - To assess the impact on the character of the area

160251- The Old Pump House,

Full application for the erection of 1no dwelling and the preservation and restoration of existing structures on site

Reason for Site Visit - To assess the impact on the character of the Greenbelt

QUARTERLY ENFORCEMENT MONITORING INFORMATION
PLANNING COMMITTEE Jul 2016

RFS CASES 1 Apr – 30 Jun 2016

Number on hand 1 Apr	201
Number received	181
Number closed	155
% closed in 8 weeks	61%
Number on hand 30 Jun	227

Reasons for closure	Number	%
Other	18	12%
No breach of planning control	73	47%
Not expedient to pursue	4	2%
Voluntary compliance	30	19%
Details submitted (eg minor amendment, details pursuant to conditions, planning application)	26	18%
Notices served	4	2%

SUMMARY OF NOTICES/PROSECUTION for period 1 Apr – 30 Jun 2016

Notice Type	Number Served
Enforcement Notices	Nelsons Lane Kybes Lane Fairlands 4@Acorn House High Trees Total 8
Stop Notices	1@Nelsons Lane
Temporary Stop Notices	0
Breach of Condition Notices	Mallards Nelsons Lane Total 2
Section 215 Notices	0
Prosecutions (see below)	1
Direct Action	0
Injunctions (see below)	0

WBC v Anderson failure to comply with enforcement notices requiring caravans to be removed and tree to be planted. Sentencing postponed until November 2016

APPEALS AGAINST ENFORCEMENT NOTICES 1 Apr – 30 Jun 2016

Number of enforcement appeals lodged: 2 (Nelsons Lane, Kybes Lane)

Number of enforcement notice appeals determined: 0

Number of enforcement appeals withdrawn: 2 (appeals by Norwood against the enforcement notices at Pineridge and New Acres)

Enforcement appeals public inquiries pending: Pineridge and New Acres (appeals by Mr Cash) (Sep 2016); Barkham Manor Farm (Nov 2016)

Report Author: Marcia Head

KEEPHATCH BEECH APPLICATION

APPENDIX B

DISCHARGE OF CONDITIONS OF THE OUTLINE PLANNING PERMISSION

The application for Reserved Matters also includes information to discharge the submission requirements of the following conditions of outline planning permission O/2014/2435 – as follows:

Condition 2 - Reserved Matters

Condition:

2. a) Approval of the details of the layout, access, scale, design and external appearance of the building(s) and the landscaping treatment of the site (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.

b) Application for approval of the reserved matters referred to in a) above shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

c) The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of s91 of the Town and Country Planning Act 1991 (as amended by s51 of the Planning and Compensation Act 2004).

Officer Comment:

The outline planning permission was approved by decision notice dated 27/03/2015. The current submission of the Reserved Matters application is made pursuant to this condition. Should the application for Reserved Matters be successful, development will need to commence by 27/03/2020. Subject to gaining approval, it is the applicant's intention to implement immediately.

Condition 3 – Phasing Strategy

Condition:

3. Before submission of reserved matters pursuant to Condition 2 a strategy for the sub-phasing of the development based on the Phasing Plan in the Design & Access Statement (56379 - January 2015) shall be submitted to and approved in writing by the Local Planning Authority. The Sub-Phasing Strategy will define:

- i) the development to be delivered within each sub-phase of the development;
- ii) timescales;
- iii) details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;
- iv) whether any part of the sub-phase contains wetland features (e.g. ponds, swales and balancing features).

The development to be delivered under i) and shall be carried out in accordance with the approved Phasing Strategy.

Reason: to ensure comprehensive planning of the site within the wider North Wokingham Strategic Development Location, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CPS, CP6, CP17 and CP20 and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Submission:

The application submissions state that:

“The proposals do not include provision for a phased development and it is intended that the development will be commenced and developed in one phase only. This has benefits in terms of simplifying the process and ensures certainty of delivery.”

Officer Comment:

All on-site infrastructure is secured by the S106 and conditions of the outline consent; including triggers for delivery. Given the applicant now intends to complete as a single phase development no further submission or approval is required from the LPA.

Condition 5 – Materials

Condition:

5. 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 buildings shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality development in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3, Borough Design Guide, CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014) and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Submission:

Materials identified on drawings 2367-C-1014B and 2367-C-1015C as follows:

Facing Materials:

Brick – Ibstock Mellow Regent Stock
Hanson Autumn Gold Multi
Hansom Hampton Rural Blend
Dark Brown Banding – Ibstock Mellow Ashridge Stock

Terracotta Detailing Brick – Ibstock Berkshire Orange Stock
Vertical Plain Tile – Forticrete Gemini Autumn
Render – Plain White

Roof:

- Forticrete Gemini Red
- Forticrete Gemini Grey

Officer Comment:

It is considered that the proposed materials are robust in quality and provide an acceptable palette consistent with other development in the area and other developments approved across the SDL. The various elevational finishes will provide mixture in colour, texture and design that will act to provide variety and contribute to a high quality neighbourhood. They are secured by condition on the RM application.

Condition 6 – Levels

Condition:

6. 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 floor 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: NPPF and Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

Submission:

Levels drawings, including existing and proposed levels

Officer Comment:

WBC's Landscape Officer has reviewed the details and is satisfied with the arrangements. The levels drawings will be listed in the approved plans for the Reserved Matters application.

Condition 17 - Earth Mounding

Condition:

17. Prior to the commencement of the development, details of earthworks including any works associated with the noise bund 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 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 in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Officer Comment:

WBC's Landscape Officer has reviewed the details and is satisfied with the arrangements. The details of earthworks have been submitted and considered as part of the landscaping and layout of RM application. The relevant drawings are listed in the approved drawings.

Condition 18 - Bats

Condition:

18. The reserved matters for any sub phase of the development shall include a detailed Bat mitigation strategy. This shall be submitted to and approved in writing by the local planning authority for the development. The detailed Bat mitigation strategy shall include;

- (a) Details of buffer zone required to protected the boundary features to field A including the Keephatch Woods and western site boundary (Ecological Impact Assessment September 2014-Ethos Environmental Planning) such buffer zones to be a minimum of 10m unless there are exceptional circumstances.
- (b) The buffer zones required as part of the bat mitigation strategy should be free from any development including residential gardens and/or estate roads.
- (c) An appropriate detailed lighting scheme that maintains the buffer zones as dark corridors suitable bat foraging and commuting.
- (d) Management arrangements for the bat mitigation strategy buffer zones areas that will secure the long term usage of the site by bats.

The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: The site supports bats and in order to protect them during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB 23.

Submission:

- Ecological Monitoring Report (Ethos Environmental Planning) – Updated April 2016
- Supported by Layout Drawings 2367-C-1005-D, 2367-C-1006-D, 2367-C-1007-D and 2367-C-1008-C.

Officer Comment:

The landscape proposals for the site include 10 metre buffers around key habitat features for bats; including Keephatch Woods and the Western Boundary of field A (The Northern Site). The buffers are free from any development and meet the requirements of the EclA.

A detailed lighting scheme has not been worked up at this time; but will need to be prepared and submitted for WBC's approval prior to the installation pursuant to condition 8 of the outline consent. At this time the Ecological Monitoring Report rather sets out the principles and details that will need to be considered to maintain the buffer zones as dark corridors suitable for bat foraging and commuting. Given WBC's control under condition 8, the omission of a detailed lighting scheme does not constitute reason to withhold written consent for the bat mitigation strategy as otherwise set out in the Ecological Monitoring report.

The report also includes suitable detail on management and maintenance of the Green Infrastructure in the interim period before WBC will take transfer of the areas pursuant to the requirements of the S106. Thereafter WBC will assume all management and maintenance responsibilities of the Green Infrastructure.

Condition 19 - Ancient Woodland

Condition:

19. The reserved matters for any sub phase of the development shall include a detailed Ancient Woodland (Pebblestone Copse) mitigation and compensation strategy. This shall be submitted to and approved in writing by the local planning authority for the development. The detailed Ancient Woodland mitigation and compensation strategy shall include;

- (a) Details of buffer zones required to protect the retained hedgerows, such buffer zones to be a minimum of 15m unless there are exceptional circumstances.
- (b) The buffer zones required to protect the retained Ancient Woodland should be free from any development including residential gardens.
- (c) A detailed method statement for the translocation of any Ancient Woodland soils to be removed as a result of the development.
- (d) A detailed Ancient Woodland compensation strategy to address the loss of ancient woodland and any reduction in the required minimum buffer zones as a result of the development.
- (e) Management measures and arrangements for the retained Ancient Woodland and any Ancient Woodland compensation areas that will secure the long term future of the Ancient Woodland habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation of the impact upon woodland during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

- Ecological Monitoring Report (Ethos Environmental Planning) – Updated April 2016

- Landscape Drawing 5244 / ASPD001PP / 001 Rev A

Officer Comment:

The site contains one area of ancient woodland at Pebblestone Copse located in the northern tip of the development. A small section of the ancient woodland is being removed to facilitate the construction of the northern relief road. A working method statement and mitigation and compensation strategy for the loss of the section of woodland is outlined. A 15m buffer zone will be provided between the retained ancient woodland and any development. There is no requirement to reduce this buffer. As ancient woodland is irreplaceable, the key compensatory measures are provided through the translocation of existing soils and additional native planting.

Condition 20 - Hedgerows

Condition:

20. The reserved matters for any sub phase of the development shall include a detailed hedgerow mitigation and compensation strategy. This shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include;

(a) Details of buffer zones required to protect the retained hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances.

(b) The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.

(c) A detailed method statement for the translocation of any hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.

(d) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.

(e) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation of the impact upon hedgerows during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Ecological Monitoring Report (Ethos Environmental Planning) – Updated April 2016

Officer Comment:

There are no hedgerows being removed within the development plans, so therefore no further actions are required in relation to this. The overall landscape proposals demonstrate the retention and protection with a 10 metre buffer of the key hedgerows.

Condition 21 - Veteran Trees

Condition:

21. The reserved matters for any sub phase of the development shall include a detailed veteran and near-future veteran tree mitigation strategy. This shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed veteran and near-future veteran tree mitigation strategy shall include the following;

(a) Veteran and near-future veteran tree buffer zone of sufficient size to allow for the long-term retention of the trees. These buffer zones should have a radius of not less than 15 x the DBH and should not include formal POS or areas of private garden other than in exceptional circumstances.

(b) Individual veteran and near-future veteran tree management plans including details of all the tree works that are required to maintain the trees ecological value. The management plans should cover a period of 10 years from the commencement of development.

The mitigation strategy shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to protect veteran trees during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Ecological Monitoring Report (Ethos Environmental Planning) – Updated April 2016

Officer Comment:

Three veteran trees are identified on the site, together with tree protection fencing during construction. Each tree will be retained and protected within the landscape scheme for the development.

Condition 22 - Landscape and Ecological Management Plan (LEMP)

Condition:

22. The reserved matters shall include a detailed Landscape and Environmental Management Plan (LEMP) shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed Landscape

and Environmental Management Plan (LEMP) shall be in accordance with the mitigation, contingency and enhancement measures contained within paragraph 13.117- 13.126 of the submitted Keephatch Beech Environmental Statement (Barton Willmore, November 2014). The submitted Landscape and Environmental Management Plans (LEMPs) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Prior to submission of a reserved matters application for any sub phase of the development a detailed scheme to maintain the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation of the impact upon hedgerows during construction and in the long term in accordance with NPPF, Core Strategy Policy CP1, CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21 and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Landscape and Environment Management Plan dated January 2016 (Ethos Environmental Planning)

Officer Comment:

The LEMP has been reviewed by WBC's ecology officer who is satisfied with the arrangements contained therein. WBC will in time become responsible for the management and maintenance of the public open spaces and will be responsible for the delivery.

Condition 25 - Air Quality

Condition:

25. The reserved matters for any sub phase of the development shall include an air quality assessment. This shall be submitted to and approved in writing by the Local Planning Authority. Based on the findings of the assessment, the applications for approval of reserved matters to comply with Condition 2 shall include a scheme of measures to protect proposed sensitive receptors from poor air quality. The approved measures to serve each building shall be implemented prior to first occupation and retained thereafter.

Reason: to ensure that sensitive receptors are not subject to poor air quality as a result of the development in accordance with Wokingham Borough Core Strategy Policy CP1.

Submission:

Air Quality Assessment (Redmore Environmental, 2nd October 2015, Ref: 1029r1)

Officer Comment:

WBC Environmental Health - recommends discharge of condition, but advises that further air quality assessment, including cumulative effects, will be required in relation to the park and ride scheme as and when that phase is considered.

Condition 26 - Cycle Parking

Condition:

26. The reserved matters to comply with Condition 2 shall include details of cycle parking to be approved in writing by the Local Planning Authority. No building shall be occupied until the cycle parking has been implemented/installed. The cycle parking shall be permanently retained.

Reason: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and the North Wokingham Development Location Supplementary Planning Document (October 2011) and CC07 of the Managing Development Delivery Local Plan (Feb 2014).

Officer Comment:

The details of cycle parking have been reviewed and are considered acceptable by WBC's Transport Planner. The provisions will suitably contribute towards achieving a sustainable transport system in accordance with WBC's Policies and standards. The provisions are shown on the drawings approved under the Reserved Matters application.

Condition 32 - Vehicle Tracking

Condition:

32. Prior to the commencement of the development, details of vehicle turning and manoeuvring space(s) within the site (allowing vehicles to turn so that they may enter and leave the site in a forward gear) shall be submitted to and approved in writing by the local planning authority. The development shall not be occupied until the turning and manoeuvring space(s) has been provided in full accordance with the approved details. The turning and manoeuvring space(s) shall thereafter be so-retained and shall be used for no other purpose.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 and CP6.

Officer Comment:

Full details of vehicle turning and manoeuvring are included with the application. Following the submission of the minor amendments, these details will be listed in the approved drawings for the RM application, with an obligation on the developer to provide thereafter.

Condition 43 - Code for Sustainable Homes

Condition:

43. The reserved matters shall demonstrate that; (i) all of the residential units will achieve a minimum Code Level 3 for Sustainable Homes and (ii) non-residential buildings will be designed to achieve at least BREEAM 'very good' certification other than the public house / restaurant which will be designed to achieve at least BREEAM 'Excellent' certification (or such national measure of sustainability for house design that replaces that scheme) or the equivalent relevant codes at the time of construction.

Development shall be carried out in accordance with the approved details and so retained thereafter unless otherwise agreed in writing by the Local Planning Authority. No dwelling shall be occupied until a Final Code Certificate has been issued for it certifying that the Code Level stated above has been achieved and which has been submitted to the Local Planning Authority for approval.

Reason: To ensure a high standard of sustainable development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and CP3 and the Managing Development Delivery Local Plan Policy CC04 and CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Sustainability and Energy Statement (BlueSky Unlimited: 30 November 2015)

Officer Comment:

All homes will achieve Code for Sustainable Homes Level 3; as evidenced in the Pre-Assessment Estimator included in the submitted Statement. The public house will achieve BREEAM New-Construction 'Excellent' standard; again as evidenced by the Pre-Assessment Estimator included in the Statement.

The first part of the condition is thus satisfied. Hereafter, no dwelling can be occupied until a Final Code Certificate has been issued for it certifying that the Code Level stated above has been achieved.

Condition 44 - Energy Strategy

Condition:

44. Before submission of the applications pursuant to reserved matters either:

- i) a strategy detailing how the development will secure a 10% reduction in carbon emissions above the minimum requirements of Part L: Building

- Regulations shall be submitted to and approved in writing by the local planning authority; or
- ii) ii) an alternative strategy which can demonstrate a greater carbon saving than would be achieved by i) above shall be submitted to and approved in writing by the Local Planning Authority.

The subsequent reserved matters applications to comply with Condition 2 shall include details of the measures to fulfil the approved strategy and the approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: In the interests of promoting sustainable forms of developments and to meet the terms of the application. Relevant Policies: Core Strategy policies CP1, and CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document (2010) and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Submission:

Sustainability and Energy Statement (BlueSky Unlimited, November 2015)

Officer Comment:

It is proposed to enhance the fabric standards of the homes and to install a flue-gas heat recovery system into each home – resulting in a 5.54% reduction. In addition, it is proposed to install a total of 32, 327W photovoltaic panels to the site – resulting in a further 10.1% reduction. These provisions will satisfy the condition requirements. A condition is recommended on the RM consent so as to ensure that the PV panels are installed without detrimentally impacting on the aesthetics of the development.

Condition 45 - Water Consumption

Condition:

45. The reserved matters to comply with Condition 2 shall include measures to reduce water consumption on the site which are to be submitted and agreed in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details before first occupation of any building within the sub-phase and shall be retained thereafter unless their replacement would result in improved water consumption

Reason: To reduce water consumption accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Sustainability and Energy Statement (BlueSky Unlimited, November 2015), which sets out that the applicant has committed to achieve a water consumption of less

than 105 litres/ person/ day which is the mandatory requirement to secure Code for Sustainable Homes Level 3 rating.

Officer Comment:

The submissions set out that water efficient devices will be fully evaluated, and installed, wherever possible. The specification of such devices will be considered at detailed design stage and each will be subject to an evaluation based on technical performance, cost and market appeal, together with compliance with the water use regulations.

Condition 46 - Water Butts/Composting

Condition:

46. The reserved matters to comply with Condition 2 shall include provision for all dwellings within the sub-phase with a garden and the public house / restaurant to be provided with;

- i) water butt of an appropriate size installed to maximise rainwater collection; and
- ii) space for composting;

unless it is demonstrated that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce refuse and enable the efficient use of water in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Environmental Impact Assessment and the North Wokingham Strategic Development Location Supplementary Planning Document (2011).

Submission:

Sustainability and Energy Statement (BlueSky Unlimited, November 2015), which includes the CFSH pre-assessment which sets out that composting facilities will be provided to all homes. The document also identifies that water butts will be provided for each home.

Officer Comment:

Whilst the submitted document commits the development to the provision of composting and water butts, no details of the actual provision is included. A further condition is therefore recommended on the RM consent.

Condition 47 - Refuse Storage

Condition:

47. The reserved matters to comply with Condition 2 shall incorporate internal and external spaces for the storage of refuse and recyclable materials for all dwellings within the sub-phase, public house / restaurant within the neighbourhood local

centre and provision in accordance with the approved details shall be made prior to occupation of any building and retained thereafter.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014), the Sustainable Design and Construction Supplementary Planning Document and the North Wokingham Strategic Development Location Supplementary Planning Document (October 2011).

Submission:

Site Layout Refuse and Tracking Plan

Consultation Response:

WBC Waste Services – No objection
WBC Highways – No objection to the arrangements

Officer Comment:

The submitted plan demonstrates internal and external spaces for storage of refuse and recyclable material in accordance with WBC's standards. The drawing will be listed against the approved plans of the RM application.

Condition 51 – Noise Bund

Condition:

51. No development shall commence until full details of the design of the noise barrier along A329(M) have been submitted to and approved in writing by the Local Planning Authority. The noise bund shall be constructed and completed prior to the occupation of any dwellings. The approved scheme shall be retained and maintained thereafter in accordance with the approved details.

Reason: In order to protect the amenities of proposed residents/occupiers of the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014) and External Noise - WHO Guidelines for Community Noise.

Submission:

Landscape Bund Cross Sections AA – NN (drawings 5422/CS/100 – 5422/CS/106)

Officer Comment:

The applicant has provided details showing the relationship of the proposed bund along the eastern boundary of the site with the A329(M), existing site levels and the proposed development on the site. These are extremely helpful in understanding the proposed landscape feature in different locations within the site and where the height of the bund can be reduced this has been shown on the cross sections.

The details of the bund have been reviewed by WBC's Landscape Architect, WBC's Environmental Health Officer; who support the provision. The detailed plans will be listed in the set of approved plans for delivery thereafter.

Condition 57 - Affordable Housing

Condition:

57. No residential development shall begin until a scheme for the phased provision of at least 25% affordable housing across the whole site has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location of the affordable housing provision;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the construction and occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of the occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: To ensure provision of affordable housing in accordance with Wokingham Borough Core Strategy Policy CP5.

Submission:

Affordable Housing Provision Statement (Kevin Scott Consultancy, November 2015)
Dwelling Distribution Plan C-1012 rev C.

Officer Comment:

Matters of affordable housing are dictated and secured through the S106 agreement of the outline planning permission. The Affordable Housing Provision Statement and the details shown on the submitted drawings merely demonstrate provision in accordance with the S106 requirements.

Condition 58 - Open Spaces and SANG

Condition:

58. The reserved matters for each relevant sub-phase shall include details of the layout specification and phasing for open space / SANG area within that sub-phase and the development shall be carried out in accordance with the approved details.

Reason: to ensure the appropriate provision of children's play areas in accordance with Wokingham Borough Core Strategy Policies CP3 and CP20.

Officer Comment:

RM is sought for the whole development. Details of all open spaces / SANG are therefore included.

Condition 59 - SANG Access

Condition:

59. Details of the access to the Suitable Alternative Natural Greenspace (SANG) hereby approved shall be submitted to and agreed in writing by the Local Planning Authority and shall be implemented in accordance with the approved plans prior to the occupation of any dwellings.

Reason: To ensure avoidance measures are implemented to avoid recreational pressure on the Thames Basin Heaths Special Protection Area in accordance with Wokingham Borough Core Strategy Policies CPS and CP20.

Officer Comment:

The access arrangements to the SANG comprise of the pedestrian footpath to be constructed along Binfield Road and the car park provision within the SANG. These provisions will ensure that the SANG is readily accessible from the new development by both car and foot; encouraging the usage of the SANG and thus reducing recreational pressure on the Thames Basin Heaths Special Protection Area in accordance with Wokingham Borough Core Strategy Policies CPS and CP20.

Condition 62 - Allotments

Condition:

62. The reserved matters for the allotments shall include details of the layout, specification and phasing of allotments and the allotments shall be provided in accordance with the approved details and retained thereafter permanently.

Reason: to ensure the appropriate provision of allotments in accordance with Wokingham Borough Core Strategy Policy CP20.

Submission:

Allotment Layout Plan (5244/SK109/ALP B)

Officer Comment:

Following provision, Wokingham Town Council will assume management and maintenance responsibilities for the facilities. The Allotment Layout Plan (5244/SK109/ALP B) has been amended from initial submission to accommodate the Town Council's requested design specifications.

*******END*******

**Wokingham Town Council Comments regarding Matthewsgreen Phase 2
Reserved Matters Re-Submission - Planning Application 160765**

With reference to the above applications having been discussed at the meeting of the Planning and Transportation Committee held on 12th July 2016 we have the following comments to make with only a limited support for this proposal. These comments being based on both the original plans for this submission and where appropriate the re-issued plans with the re-submission.

The re-submitted plans present an improved but still unattractive over development of this site being in the opinion of WTC unsustainable and not of the design quality expected by local planning policies.

These Key Objections are set out below.

Layout

A major objection in this area is the positioning of Plots 67-78 and Plots 1-12. These are the large three storey buildings containing what is described in the design statement as Key Buildings located adjacent to the NDR and on the main entrance vista to the Phase 2 development. Whilst we welcome the reduction in height of these units in the re-submission, these buildings are still inappropriate in terms of scale and mass and are totally out of keeping with the immediate surrounding buildings and the countryside opposite (CP3 and CP6A). They have absolutely no synergy with the units already under construction in phase 1 and the proposed construction on the Bell Farm site on the opposite side of Twyford Road. The blocks of flats also seem to lack any form of amenity space contrary to local planning policies.

We would like to remind that the conditions of the original outline permission stated was that the larger buildings would be located toward the centre of the development away from key vistas. These buildings in their current form do not comply with this and we believe that the conditions of the original outline planning permission should be complied with.

It is suggested that if these buildings were located to the northern most boundary of the development they would aid in the reduction of the noise from the adjacent road network and comply with the outline planning permissions.

It is clear that the layout of this development has been geared to fitting as many plots into the available space as possible by the use of the narrowest possible roads, highways without pavements and small gardens of absolutely the minimum size recommended in the Borough Design Guide. Whilst not able to verify we strongly suspect that the density of properties is likely to be above the maximum recommended and would like this verified before any approval is given for this application.

In addition, Plots 67-78 severely overlook plots 65 and 66. Three storey plots immediately adjacent to smaller two storey plots is not really acceptable.

Appearance

Having examined the street scenes provided it is clear that the monolithic appearance of the buildings with little or no variation in design and appearance is totally out of keeping with the properties already approved for the Phase 1 development. It provides absolutely no quality of design as all the plots have uniform and uninteresting frontages and architectural styles with no identity of their own.

Internal Road structure

In a majority of places the road width narrows to 4.8 metres, not having appeared to change from the original submission. This is insufficient for a refuse vehicle and a car to safely pass each other, or in fact any parked vehicle. This is clearly shown to be the case in the 'swept path' plans provided with this application. Access for everything from service vehicles to the emergency services which encounter parked or vehicles moving in the opposite direction is likely to be a major problem.

The swept path clearly shows that the vehicle used would have no space for other vehicles to pass as in places it occupies the whole width of the road.

The area of shared surface we assume will remain unadopted as to be adopted we believe would require these roads to be brought up to standard which is likely to not be possible given the cramped housing density.

We feel the length of the 'shared surface' spine roads and the lack of footways is likely to be dangerous. For example a car leaving plot 54 by the time it reached plot 44 could have gained sufficient speed as to present a danger to residents of the properties which open directly onto the shared surface.

The apparent use of channel blocks (aka Rumble strips) on some of the roads is against current guidelines for traffic calming.

We would question the use of block paving in the shared surface areas as this is often a very noisy surface when being driven across.

The inability for refuse, delivery, removal vehicles etc. to access safely the far ends of the shared surface areas is not acceptable. Turning areas MUST be provided at the end of each of these areas.

The lack of any swept path details for plots 1-12, 13-18 and 24-26 does seem to indicate an issue as the access to these areas appears to much more constricted than elsewhere in the development.

Parking

Parking provision is insufficient especially for visitors. Plot 1-12 appear to have 2 visitor spaces. Plots 67-78 appear to have 2 visitor spaces which are also shared by plots 61-66 which would equate to 2 spaces shared between 17 separate dwellings.

We would like to remind that Wokingham has one of the largest car ownership ratios in the country and we need to respect this in any developments that we approve.

The driveways provided in many of the plots are not long enough to allow the garages to be accessed whilst an average car is parked in the drive. Due to the lack of pavements this will result in parked vehicles protruding onto the public highway.

The combination of the above issues with the narrow road widths and shared surfaces will undoubtedly lead to severe problems.

Gardens

A majority of the gardens in the development are of minimum or near minimum size and serves to indicate the high housing density proposed and a potential lack of sustainability in the proposal.

Flood Plain

Plot 32 and parts of plots 33 and 31 are in the 100 year projected flood area. It is noted that the northernmost road in the development is the only one of the spine roads to have surface drainage as opposed to porous brick surfacing. We assume this is indicative and an acknowledgement that these plots have a much higher flood risk.

Drainage

The provided drainage plans do not appear to detail any foul or surface water drainage to a majority of the plots on the site and appear to be very incomplete.

Attenuation Ponds

The attenuation pond located in the SANG has a maintained minimum water level controlled by drainage from one basin and a weir from the second. This will lead to these turning into a stagnant area of putrid smelly water in dry weather. The collection over time of rotting vegetation at the bottom of the basins and subsequent release of odour caused by the decomposition of this matter will be a problem. Methods should be found to either keep the water flowing through these ponds or of water agitation to prevent the build-up of odour gasses.

This need to be done to prevent these ponds becoming an eyesore in the SANG as opposed to a feature.

CEMP – Construction Environmental Management Plan

The plan for phase 2 has been issued as an addendum to the phase 1 plan which in itself has proved in a number of respects to be ineffective. The original plan contains a large number of useful protections and initiatives to protect and inform residents but contains too many clauses such as 'where possible' and 'if practical'. These protections therefore carry little weight regarding enforcement. Given issues

surrounding the Phase 1 plan we recommend a new plan be issued removing these clauses and providing an enforceable plan with all the required protections enforceable as opposed to almost optional as they are at the moment.

In addition this addendum allows construction to start at 7am as opposed to the current 8am. We are totally against this change and a new CEMP should be issued with this clause removed.

Landscape and Ecological Management Plan : Phase 2

Whilst the provision of Landscaping of area's for recreation is welcomed we would comment about the area defined to the North West of Old Forest Road on a plan which unfortunately does not have a reference number. This area is subject to flooding as it has a significant watercourse running through it. We would like to know how any flooding of this area will be managed once landscaping has been carried out. This would likely be required to preserve the landscaping from being ruined by water damage.

Summary

We believe that this development as shown will have potentially serious sustainability issues in the long term. Problems of parking, high density housing and narrow roads will lead to severe problems for the residents as has happened elsewhere in the borough where developments have been permitted to absolute minimum standards.