

# Agenda Item 45.

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

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

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

## SUMMARY

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

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

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

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

| <b>CONSULTATION RESPONSES</b> |  |
|-------------------------------|--|
| Landscape and Trees           | Further information and required in relation cycle parking, boundary treatment and landscape management plan ( <i><u>Officer comment: details pertaining to conditions 16 (cycle parking), 27 (boundary treatment) and 28 (landscape management plan) are no longer proposed as part of this application. The applicant confirmed that these will be submitted as a separate application for the discharge of details reserved by conditions</u></i> ) |
| Highways                      | No objection to parking provision, further information required in relation to cycle parking ( <i><u>Officer comment: details pertaining to conditions 16 (cycle parking), 27 (boundary treatment) and 28 (landscape management plan) are no longer proposed as part of this application. The applicant confirmed that these will be submitted as a separate application for the discharge of details reserved by conditions</u></i> )                 |
| Flood Risk and Drainage       | No objection to variation of Condition 2.  |
| Affordable Housing            | No objection   |
| Environmental Health          | No comments received ( <i><u>Officer comment: due to the minor nature of the changes it is not considered that there are any relevant new or additional Environmental Health implications</u></i> )  |

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| <b>REPRESENTATIONS</b> |
|------------------------|

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

**Local Members:** No comments received

**Neighbours:** No comments received

## **PLANNING POLICY**

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

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

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

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

CC01 – Presumption in Favour of Sustainable Development  
CC02 – Development Limits  
CC03 – Green Infrastructure, Trees and Landscaping  
CC04 – Sustainable Design and Construction  
CC05 – Renewable Energy and Decentralised Energy Networks  
CC06 – Noise  
CC07 – Parking  
CC09 – Development and Flood Risk  
CC10 – Sustainable Drainage  
TB05 – Housing Mix  
TB07 – Internal Space Standards  
TB08 – Open Space, Sport and Recreational Facilities Standards  
TB09 – Residential Accommodation for Vulnerable Groups  
TB12 – Employment Skills Plan  
TB21 – Landscape Character  
TB23 – Biodiversity and Development  
TB24 – Designated Heritage Assets

#### **Other**

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

**Description of Development:**

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

**Principle of Developments:**

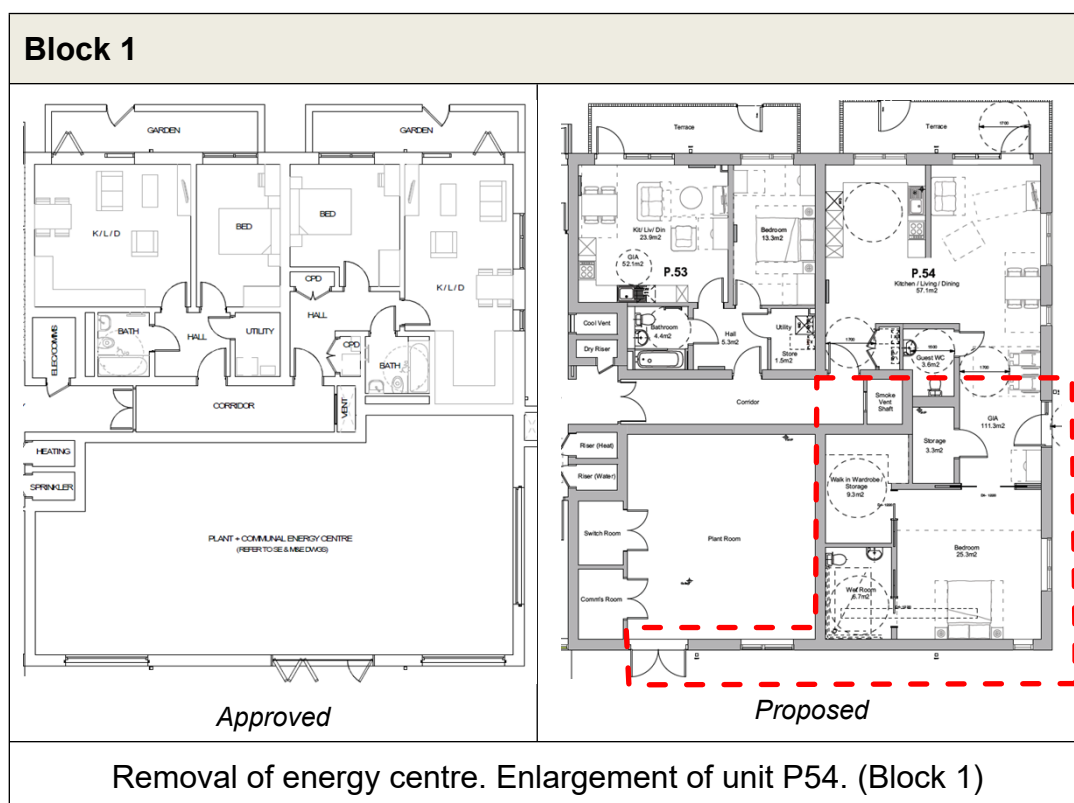
4. The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Managing Development Delivery Local Plan (MDDLDP) Policy CC01 establishes that planning applications that accord with Development Plan policies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





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

### Character of the Area:




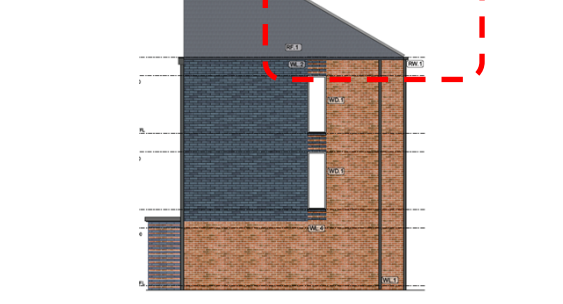
6. The NPPF requires that proposed dwellings should complement local buildings in relation to scale, density, layout and access. Policy CP3 of the Core Strategy outlines that development should be appropriate to the surrounding street scene, and without detriment to the amenity of neighbouring residents.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

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

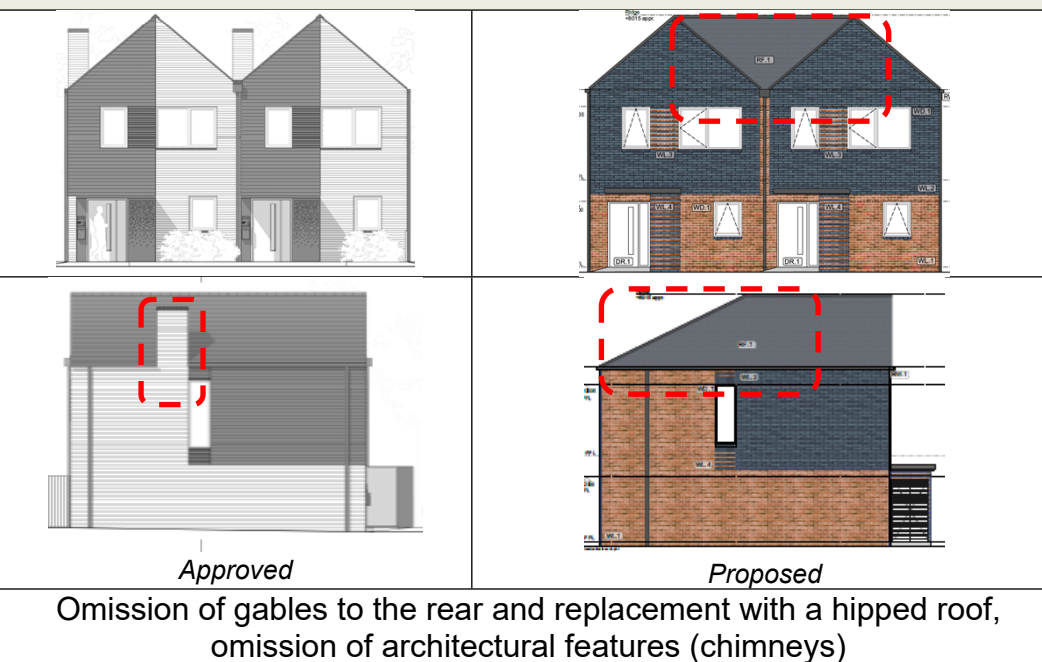


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|  <p><i>Approved</i></p>                           |  <p><i>Proposed</i></p> |
| <p>Omission of planters (roof floor) and architectural features.<br/>Changes to fenestration (ground floor level)</p>              |   |
|  <p><i>Approved</i></p>                           |  <p><i>Proposed</i></p> |
| <p>Omission of planters (roof floor) and architectural features.<br/>Changes to fenestration (ground floor level, to the left)</p> |   |

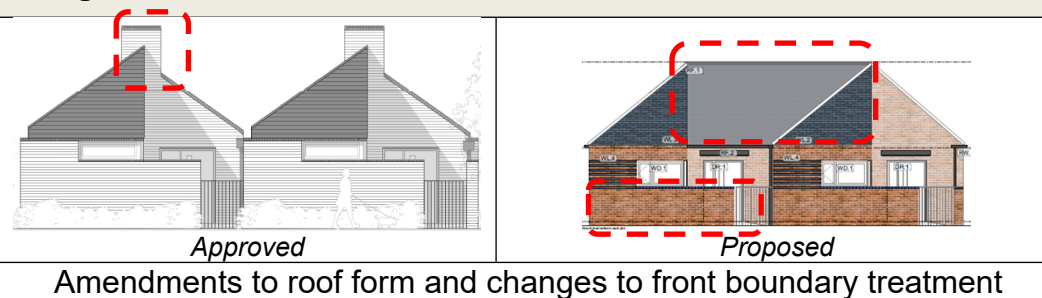
b. Changes to roof design, elevations and bin stores

| Three Storey houses  |   |
|--|---|
|                         |                         |
|  <p><i>Approved</i></p> |  <p><i>Proposed</i></p> |
| <p>Omission of gables to the rear and replacement with a hipped roof</p>                                   |   |

## Two Storey houses



## Bungalows



## Bin Stores



### c. Changes to the layout

#### Changes to house types





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

### **Residential amenities**

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

### **Landscape and Trees**

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

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

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

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

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

## Access and Movement

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

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

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

## Affordable Housing

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

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

## Planning Obligations

21. The original planning permission is subject to condition 35 and requires the “owner” to enter into a section 106 agreement with the Council in respect to various planning obligations prior to the commencement of development (excluding demolition and site preparation). At that time it was thought that the site would be delivered by a third-party Housing Association as “the owner” and that it was this party that would enter into a s.106 (and assume ongoing practical and financial responsibility for the maintenance of on-site public open space and SuDS infrastructure).
22. However, it has since transpired that the site will be retained by Wokingham Borough Council and arrangements for the ongoing management of the Public Open Space areas and SuDS have not been finalised at the present time. As these areas and infrastructure are to be retained by the Council, it is not legally possible to enter into a s.106 agreement in the usual way; however planning obligations can be secured through a Unilateral Undertaking (UU) pursuant to s.106. The Local Planning Authority will therefore require details of all planning obligations – including those for Public Open Space and SuDS management - to be set out within a planning condition, which would in turn define the contents of a UU for completion post-consent.
23. As such, condition 35 has been omitted from the list of recommended conditions at Appendix 1, with a recommendation that Members of the Planning Committee delegate authority to the Head of Development Management to finalise these obligations prior to issuing a s.73 consent.

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| <b>The Public Sector Equality Duty (Equality Act 2010)</b> |
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| <i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i> |
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## APPENDIX 1 - Conditions & informatives

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

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

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

### Approved plans

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

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

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

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

### Development Phasing

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

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

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

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

#### Restriction of permitted development rights

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2020 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted by Classes A, B, C, D, E of Part 1 of the Second Schedule shall be carried out without the express permission in writing of the local planning authority.

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2020 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first floor level or above in the side elevations of any of the buildings hereby permitted except for any which may be shown on the approved drawings.

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

#### External materials

6. Prior to the commencement of above ground construction works, details of the materials to be used in the construction of the external surfaces of the buildings within a defined phase of the development shall have first been submitted to and approved in writing by the local planning authority for that phase. Development shall not be carried out other than in accordance with the so-approved details.

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

#### Ground and building levels

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

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

#### Construction Environment Management Plan

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

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials, including parking and turning of related vehicles
- iii. storage of plant and materials used in constructing the development,

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

#### ECOLOGICAL PROTECTION:

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

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

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

#### Hours of work

9. Unless otherwise agreed in writing by the Local Planning Authority, no work in respect to demolition or construction of the development hereby approved (including delivery or removal of plant or materials) shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

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



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

#### Plant noise

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

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

#### Gas protection

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

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

#### Reporting of unexpected contamination

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

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

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

### HIGHWAYS

#### Highway construction details

13. Prior to the commencement of a defined phase of the development (other than demolition), full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting for that phase shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road

base level before the development is occupied and the final wearing course will be provided within 3 months of occupation, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

#### Garages to be retained for vehicle parking

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

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

#### Parking and turning space details required

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

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

#### Car Parking Management Strategy

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

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

#### Electric Vehicle Charging

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

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

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

#### Bicycle parking

18. Prior to the commencement of the development (other than demolition) within a defined phase, details of secure and covered bicycle storage/ parking facilities for occupants and visitors shall be submitted to and approved in writing by the Local Planning Authority. Bicycle parking facilities for each dwelling shall be provided prior to the occupation the associated unit and shall be permanently retained in its approved form for the parking of bicycles and used for no other purpose.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07*

#### External lighting

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

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

#### Visibility splays

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

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

#### Visibility splays for private driveways

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

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

#### Fire hydrants

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

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

### FLOODING & DRAINAGE

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

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

#### Affordable Housing

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

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

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

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

iii) Tenure to be agreed by the LPA, which could include all or some of the following; social rent, affordable rent, intermediate rent, shared ownership and shared equity; or future comparable affordable housing products.

iv) The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced. Wokingham Borough Council will have nomination rights for all affordable units.

*Reason: To ensure an appropriate quantum and standard of affordable housing is provided.*

*Relevant Policy: NPPF, Core Strategy CP5*

#### Decentralised energy

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

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

#### LANDSCAPING:

##### Hard and Soft Landscape Plans

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

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

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

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

### Boundary treatments

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

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

### Landscape Management

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

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

The landscape management plan shall be carried out as approved.

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

### Retention of Trees and Shrubs

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

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

## Protection of Trees

30.

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

b) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence within a defined phase until the local planning authority has been provided (by way of written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from site, unless the prior approval of the local planning authority has first been sought and obtained.

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

## Earth mounding and contouring

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

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

### Archaeology

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

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

### Employment Skills Plan

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

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

### Communication Plan

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

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

### Planning Obligations

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

### Detailed Design

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

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

### Substations

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



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

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

### **INFORMATIVES:**

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development, a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.
2. Where a planning condition refers to a defined phase of development, this shall be read in conjunction with a phasing strategy that is to be submitted and approved in accordance with condition 3.
3. This permission should be read in conjunction with planning obligations agreed between the WBC Director of Corporate Services and WBC Director of Place & Growth, the contents of which relate to this development.
4. There are Thames Water sewers crossing or close to the development site. In the event of works near to sewers, the developer is requested to contact Thames Water in advance so as to minimize the risk of damage. Guidance on working near or diverting TW infrastructure is available at: <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>
5. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Quality Team Manager.
6. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.
7. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

8. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

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

10. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

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

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

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

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

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

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

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

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

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

## APPENDIX 2 - Parish Council Comments

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

### COMMENTS:

The Council has no objections.