

Agenda Item 57.

Application Number	Expiry Date	Parish	Ward
220663	21 December 2022	Sonning	Sonning

Applicant	Arlington Retirement Lifestyles
Site Address	Land South of Old Bath Road, Sonning RG4 6GQ
Proposal	Outline planning application for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and Appearance to be considered).
Type	Outline
Officer	Andrew Chugg
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 14 December 2022
REPORT PREPARED BY	Assistant Director – Place and Growth

RECOMMENDATION	<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:</p> <p>A. Completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the provision of:</p> <ol style="list-style-type: none"> 1) An index-linked commuted payment towards affordable housing in the borough, 2) Deferred payment mechanism for a further affordable housing commuted payment should the profitability of the scheme allow it, 3) An index-linked commuted payment for the provision of an Employment Skills Plan (ESP), 4) Provision of a Travel Plan to promote alternative forms of transport to and from the site, other than by the private car, 5) Occupation of the units hereby approved shall be limited to where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority; and 6) <i>No works above ground level for permission 190693 shall be undertaken if permission 220663 is implemented</i>
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	B. The recommended Conditions and Informatives listed at Appendix 1 below.
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UPDATE

Financial Viability

- 1.0 This application was deferred at November's Planning Committee for further information to be obtained from the applicant in respect of the financial viability of this scheme.
- 2.0 Hence, the applicant has provided a financial viability summary in respect of the proposal (refer to Appendix 3) which identifies the following key points:
- i) Further detail on the viability assessment process: the key inputs of the viability assessment,
 - ii) What has changed since the original application to impact the scheme's economic viability; and
 - iii) The terms of and implications of the offered deferred payment mechanism.
- 3.0 As part of the above, a detailed financial schedule has also been submitted which is referred to here (but not appended here due to its commercially sensitive nature). It remains confidential at the applicant's request but has been fully assessed by the Council's Valuers.
- 4.0 The submitted financial schedule summarises the four key stages of viability assessment that the application underwent from March to September 2022. All four stages between the applicant's and Council's valuers agreed a conclusion of non-viability, the discussion between parties was the **extent to which** it was unviable. Key inputs considered as part of this process include the development's Gross Development Value (GDV), build costs, professional fees, acquisition costs, CIL payment, sales and marketing costs, interest, finance rate profit margin (17.5%), Residual Land Value (RLV) and Benchmark Land Value (BLV).
- 5.0 In terms of what has changed since the last approved application (201833) was assessed, it is firstly important to note that agreement on financial viability was not reached on this previous proposal. However, after considerable unfruitful discussions, the applicant agreed to make a policy compliant affordable housing contribution and 'set aside' viability issues at that point in time. The financial viability of this latest application has been assessed in more detail as the applications financial position appears to have worsened and agreement has been reached between both sets of valuers. Between September 2020 and the present time, the applicant has indicated that:
- i) Land Registry House Price Indexation data for flats in Wokingham increased from 114.7 – 133.8 (16%); this is significantly less than the current +24% difference between the GDV (sales) assumption. The applicant has also suggested that this should be seen *"within the context of a currently stalled housing market. Both Nationwide and Halifax reported in November 2022 that house prices are now declining, and Savills expect house prices to fall 10% in 2023 in their latest update, not recovering for several years"*.

- ii) Recent RICS BCIS data indicates that there is a *“22.3% annual growth in material costs largely driven by gas, steel and concrete prices as a knock-on impact of the recent energy crisis”*. The applicant has also referred to the latest BCIS update which *“suggests labour cost increases of 7-12% across all trades in 2022, which should be viewed in the context of 11.1% general inflation (November 2022)”*. In terms of borrowing costs, the applicant has also referred to the Bank of England’s raising of the base rate from 0.25% at the last application to 3% as of November 2022, thereby significantly increasing the cost of finance +2.75% during this period.
- iii) A deferred payment mechanism has been agreed with the applicant. This would effectively defer the viability calculation until actual figures can be obtained rather than early valuations, as in the case of the FVA. The developer would be prevented from disposing of the last X number (yet to be determined) of dwellings until such time as the review is completed by the Council’s Valuer, and any resulting contribution is agreed and paid. Review mechanisms of this type are increasingly common particularly in instances where there is any valuation uncertainty over sales.

Within Wokingham Borough, this approach was most recently used on the ‘Rosa Building’ planning application (211508) which was considered by Planning Committee on 08 June 2022. It was then resolved to grant planning permission to this application subject to completion of a s106 legal agreement which included a clause relating to a *‘deferred payment mechanism for affordable housing provision should the profitability of the scheme allow it’*.

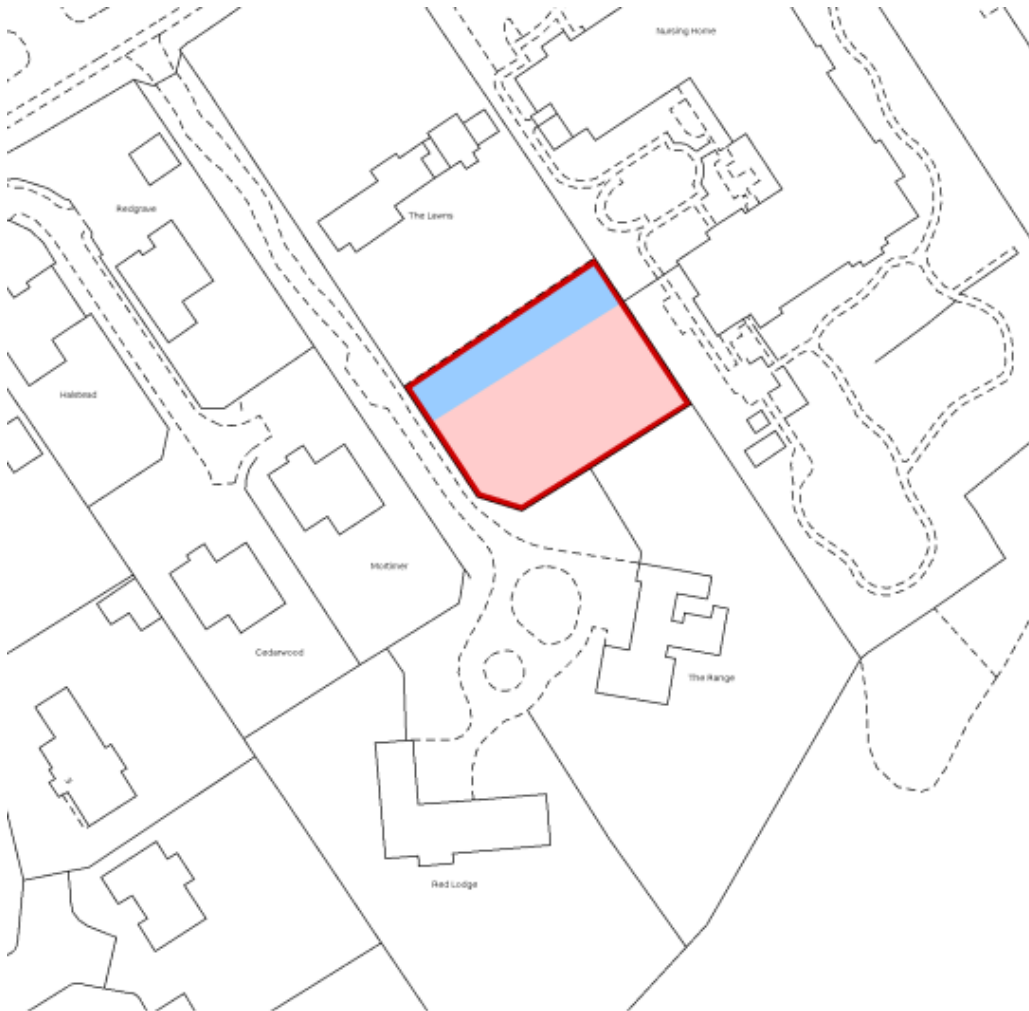
6.0 The above information has been assessed by the Council’s Valuers who are now fully in agreement with the applicant on the Benchmark Land Value (BLV) for this scheme and conclude that the proposed development remains in deficit in financial viability terms even before considering potential contributions towards affordable housing. The Council’s Valuers has indicated that the recommended deferred payment mechanism would provide a more accurate measure of viability as more information on costs and values become available. The developer’s target profit and Benchmark Land Value, however, should be fixed at the grant of permission and this will be secured as part of the s106 legal agreement.

7.0 To reiterate the Officer’s original report (refer to Appendix 2), this application is accompanied by an Affordable Housing Financial Viability Appraisal (FVA) which demonstrates that the development could not sustain a policy complaint (40%) financial contribution (£1,605,236.16) in lieu of affordable housing units not being provided on site. In this context and considering the identified shortfall in the supply of affordable housing within the borough, officers and the Council’s Valuer have a responsibility to explore all available mechanisms to allow the scheme to either provide some form of initial contribution or recover policy compliance should viability improve over time.

8.0 Additionally, it should be noted that the National Planning Guidance states that *“the price paid for land is not a relevant justification for failing to accord with relevant policies in the plan. Landowners and site purchasers should consider this when agreeing land transactions”*. However, it does not follow that development on sites with legitimate high land values, as in this instance, should automatically be deemed to be financially viable projects without further professional assessment.

Planning permission 190693

9.0 It is understood that a developer has recently implemented 190693 to the extent of digging out part of the footings of that scheme. This may have been undertaken to keep this permission 'alive' which would have otherwise expired on 26 Nov 2022. The relevant land in question is shown in the context of the application site (220663) below.



10.0 In light of this, s106 Heads of Terms no. 6 above has been amended to ensure that no works above ground level pursuant to 190963 are carried out if planning permission for 220663 is implemented. This is because implementation of both schemes simultaneously would be unacceptable in planning terms. Any subsequent reserved matters for 220663 (if granted) would be required to provide suitable landscaping measures for the 57 unit scheme and rectify/reverse the footings dug out for 190693.

Conclusion

11.0 Hence, given the conclusions drawn from independent assessment of the applicant's Financial Viability Appraisal (FVA), the application is recommended for approval as outlined at the start of this report.

The Public Sector Equality Duty (Equality Act 2010)

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and

maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

1. Outline permission – Time periods and submission of details

- a) No development shall commence until details of Landscaping (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) hereinafter called the reserved matters, have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.
- b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved plans and details

This permission is in respect of the submitted application plans, drawings and reports numbered:

Location Plan 8399-BOW-A0-ZZ-DR-A-1000 P1
Site Sections sheet 2 - 8399-BOW-A1-ZZ-DR-3002 Rev P4
Site Sections sheet 1 - 8399-BOW-A1-ZZ-DR-A-3001 RevP4
as received by the local planning authority on 02 March 2022; and

Proposed Site Plan 8399-BOW-A0-ZZ-DR-A-0002 P5
as received by the local planning authority on 26 August 2022

Block A – Proposed Plans and Elevations 8399-BOW-A1-ZZ-DR-A-2001 Rev: P13
Block B - Proposed Plans and Elevations 8399-BOW-A2-ZZ-DR-A-2002 Rev: P14
Block C – Proposed Plans and Elevations 8399-BOW-A3-ZZ-DR-A-2003 Rev: P14
as received by the local planning authority on 27 October 2022

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

3. External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so- approved details. In accordance with paragraph 4.16 of Bat Activity Surveys (Crossman Associates ref A1144.001, August 2020) a Traditional type 1 f felt must be used as the roof tile sarking layer, and moisture resistant Gyproc boarding fitted in the roof void in building C.

Reason: To ensure that the external appearance of the building is satisfactory and species of principal importance are protected. Relevant policy: Core Strategy policies CP1, CP3 and CP7

4. Details of boundary walls and fences and hedges

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. 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. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7.

5. Unexpected contamination

a) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

b) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 5a above) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant policy: MMD Local Plan policy CC06 and Core Strategy policy CP3.

6. External Lighting

No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, curfews and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

Reason: To protect residential amenity and biodiversity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP7 and MDD Local Plan policy TB21 and TB23.

7. Noise assessment/mitigation

Prior to development commencing an assessment of noise shall to be carried out by a suitably qualified person and a report provided to the Local Authority for approval. The noise assessment shall be in accordance with BS8233:2014, consider the requirements of Policy WBC Adopted Managing Development Delivery Local Plan (2014) CC06 and be based on worst case scenario. Proposals must demonstrate how they have identified and addressed all potential noise impacts, their significance and what mitigation measures are proposed where impacts are deemed significant. The report is to assess noise impacts:

- i) on neighbouring residential and the care home properties during demolition/construction phase
- ii) from external sources (including the A4, Sunrise Care Home operations & golf course maintenance operations) and operational sources (including site service and delivery vehicles) on occupants of the new development.

The development shall not be occupied until the noise mitigation measure(s) identified in the approved impact assessment, have been fully implemented. Any noise mitigation measures shall be retained and maintained thereafter.

Reason: To safeguard residential amenities & for the protection of occupiers

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Construction Environmental Management Plan (CEMP)

No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:

- i) the control of dust, odour and other effluvia
- ii) the control of noise (including noise from any piling and permitted working hours)
- iii) the control of pests and other vermin (particularly during site clearance)
- iv) the control of surface water run-off)
- v) the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site
- vi) the proposed method of piling for foundations (if any)
- vii) proposed construction and demolition working hours
- vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- viii) External Lighting (flood lighting)
- ix) practical measures to avoid or reduce impacts during construction
- x) The location and timing of sensitive works to avoid harm to biodiversity features
- xi) The times during construction when specialist ecologists need to be present on site to oversee works.

Construction activity shall be carried out in accordance with the approved CEMP.

Reason: To protect residential amenity. Relevant policy: Core Strategy policies CP3, CP6 and CP7.

9. Permitted hours of work

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

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

10. Communications Plan

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a Communications Plan. The Plan shall specify methods for communicating with local residents, including the creation of a

liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works.

Relevant policy: Core Strategy policy CP3

11. Ground and building levels

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

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

12. Visibility splays

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43m x 2.4m. The access shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The 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.

13. Demolition and Construction Method Statement

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

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

Reason: In the interests of highway safety & convenience, neighbour amenities and biodiversity. Relevant policy: Core Strategy policies CP3, CP6 and CP7.

14. Highway Construction Details

Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is

occupied and the final wearing course will be provided within 3 months of occupation unless 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.

15. Cycle parking

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

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

16. Parking Management Strategy

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

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

17. Electric Vehicle Charging

Prior to commencement of the development hereby permitted, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

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

18. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works (including for demolition and construction phases) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development

or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

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

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

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity or biodiversity 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 CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

19. Landscape Proposals

Prior to the commencement of the development, full details of both hard and soft landscape proposals (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal Report as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

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

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and CP7 Managing Development Delivery Local Plan policies CC03, TB06 and TB21.

20. Landscape management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic

gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping and protection and enhancement for biodiversity hereby approved. Relevant policy: Core Strategy policy CP3 and CP7 and Managing Development Delivery Local Plan policies CC03 and TB21.

21. Obscure glazing on windows

The first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block A of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so- retained.

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

22. Surface Water Drainage

No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. Plan should fully detail the access that is required to reach surface water management component for maintenance purposes. It should also include a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. 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.

23. Exceedance Flow

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

Reason: To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. 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.

24. Soakaways and potential contamination
A contamination risk assessment is required before considering soakways as a preferred means of discharging surface water. No soakaways shall be constructed in contaminated ground. Where pollution risks are identified, intercepted water should be prevented from infiltrating prior to sufficient treatment.
Reason: To prevent pollution of groundwater, It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. 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.
25. Archaeology
No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.
Reason: The site lies within an area of archaeological potential. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.
Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.
26. Protected Species
No works affecting the bat roosts nor any roof stripping nor demolition works shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) including the detailed mitigation and special conditions annex has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works. Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Policy TB23 of the MDD Local Plan and Core Strategy Policy CP7.
27. Biodiversity Enhancements
Works are to be carried out in full accordance with the ecological enhancement measures specified in paragraphs 4.16 to 4.32 and appendices I and II of the submitted Bat Activity Surveys report (Crossman Associates, ref: A1144.001, August 2020), unless otherwise agreed in writing by the Council.
Reason: To secure a net gain for biodiversity as per NPPF paras. 174 and 180 and Core Strategy policies CP1, CP3 CP7 MMD Local Plan policy TP23.

28. Sustainable Energy requirements

Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) 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.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms over the financial viability of the scheme and the necessary planning obligations.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see: <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

3. The requisite Travel plan would need to comply with the latest national and local guidance:
 - i) NPPF Section 9 (Sustainable Transport)
 - ii) The Essential Guide to Travel Planning (DfT, March 2008) 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
 - iii) A Guide on Travel Plans for Developers (DfT)
 - iv) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

WBC Transport Plan 3 and Active Travel Plan 2011 – 2026

WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

4. WBC waste information for developers can be found here:
<https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>
5. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
6. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.
7. Royal Berkshire Fire & Rescue Service (RBFRS) and Councillors advise that the developer should consider the use of a Fire Suppression (Sprinkler) Systems within this development in order to provide optimal fire prevention measures.
8. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk Application forms should be completed on line via:
<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=04%7C01%7Cdevelopment.control%40wokingham.gov.uk%7Ca214d50227ef47161f1308da19746a53%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637850285045417497%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLjBFTiI6IjE1haWwiLCJXVCi6Mn0%3D%7C3000&data=ySd1hWkyCX0o5yt1vAxbR8ME0eMLwhd5BT5aYMI4RK8%3D&reserved=0>.
Please refer to the Wholesale; Business customers; Groundwater discharges section.

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