

Agenda Item 80.

Application Number	Expiry Date	Parish	Ward
223592	10 February 2023	Finchampstead	Finchampstead North

Applicant	Mr Patrick Bancroft
Site Address	Land to the rear of 6 Johnson Drive, Finchampstead RG40 3NW
Proposal	Full application for the erection of 5no. dwellings with double garages following removal/demolition of the existing outbuildings
Type	Full
Officer	Andrew Chugg
Reason for determination by committee	Listed by Councillor Margetts for the following reasons: Development in the countryside Poor site sustainability Residents should be allowed a right to voice opinions

FOR CONSIDERATION BY	Planning Committee on Wednesday 8 February 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives and completion of a s106 legal agreement relating to SANG and SAMM mitigation, delivery of an affordable housing commuted sum, delivery, management, and maintenance of roads to adopted status and provision and management of the landscaped wildlife area

SUMMARY

Preamble

- The subject application seeks to demolish the two warehouse buildings and erect five x 5-bed dwellings with associated parking and access roads. The application was initially listed by Councillor Charles Margetts for Planning Committee on the following grounds:
 - This site is in the countryside
 - The planning history has been controversial for 20 years due to endless applications and enforcement issues
 - The public transport links to this site are poor and there is no cycleway and no bus service
 - Residents should have an opportunity to raise concerns
- The application was considered at the 11 January 2022 Planning Committee whereby it was resolved *“That application number 223592 be deferred, to allow time for additional consultation to be undertaken with residents.”*
- The application was reconsulted to 70 neighbours (Including all commentators as well as existing neighbours) between 12-26 January 2023. No further submissions were received. Accordingly, the officer report tabled to the Planning Committee on 11 January 2023 (attached at Appendix 2) remains unchanged, with the exceptions outlined below.

Additional observations

- The supplementary agenda prepared for the Planning Committee on 11 January 2023 summarised additional submissions and a consultation response that were received after the

close of the agenda and provided commentary in response. Conditions 4, 18 and 27 were amended. These amendments are reflected in the draft conditions at Appendix 1 of this report. There have been no further submissions in the subsequent 14-day consultation period.

- 5) Additionally, the supplementary agenda included reference to the Finchampstead Neighbourhood Plan and suggested it was subject to moderate weight. This is incorrect. As is asserted at page 50 of the original officer report, the Neighbourhood Plan is subject to limited weight. This has been clarified.
- 6) Condition 13 requires revised drainage details to ensure that the drainage scheme takes full account of ecological requirements. The imposition of Condition 13 does not alter the principle of the development or the recommendation for conditional approval. The final drainage details remain subject to discharge prior to the commencement of the development, including review by the Council's Drainage Officer.

Conclusion

- 7) As detailed at paragraphs 89-101 of the original officer report (Appendix 2), the titled balance is engaged as required by paragraph 11 of the NPPF. When applying this titled balance, officer maintain the view that the adverse impacts of this proposed scheme for 5 dwellings, with due regard had to the 2019 appeal decision for 19 dwellings, do not significantly and demonstrably outweigh the identified benefits when assessed against the policies in this Framework taken as a whole. Accordingly, the application is recommended for approval.

APPENDICES

Appendix 1: Conditions and informatives (as revised since 11 January 2023 committee)

Appendix 2: Original committee report (11 January 2023) and associated appendices, including:

- a) Finchampstead Parish Council comment
- b) Screening and Appropriate Assessment
- c) Location plan, site plan and street elevations
- d) Floor plans and elevations of each plot
- e) 2019 Appeal decision

Appendix 3: Supplementary agenda (11 January 2023 committee)

CONDITIONS and INFORMATIVES

APPROVAL, subject to:

- A) Completion of a Section 106 legal agreement relating to SANG and SAMM mitigation, delivery of an affordable housing commuted sum, delivery, management, and maintenance of roads to adopted status and provision and management of the landscaped wildlife area**
- B) The following conditions and informatives:**

Conditions

1. Timescale

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

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

2. Approved Details

This permission is in respect of the plans numbered 7, 8, 9, 10, 11, 12, 15 and 16 (dated November 2022) and 3A (dated 24 November 2022), all received by the local planning authority on 30 November 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. Site remediation

A. Site characterisation

No development, including demolition, shall commence until a site investigation and risk assessment is completed in accordance with a scheme to assess the nature and extent of any contamination on the site (whether or not it originates on the site) been submitted to and approved in writing by the local planning authority.

The investigation and risk assessment must be undertaken by competent persons, must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of land Contamination CLR 11 and include the following:

- a) a survey of the extent, scale, and nature of contamination
- b) an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service

- lines and pipes, adjoining land, groundwaters and surface waters, ecological systems and archaeological sites and ancient monuments
- c) an appraisal of remedial options, and proposal of the preferred option(s)

B. Submission of remediation scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of approved remediation scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures in the approved remediation scheme, a verification report (referred to in PPS23 as a validation report) that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of unexpected contamination

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 in accordance with the requirements of condition 3A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 3B, 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 report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 3C.

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 off-site receptors in accordance with policy. Relevant policies: National Planning Policy Framework paragraphs 118, 170 and 178.

4. Construction Management Plan and Method Statement

No development including demolition shall commence until a Construction Management Plan and Method Statement has been submitted to and approved in

writing by the local planning authority. The plan should detail items such as:

- a) the parking of vehicles of site operatives and visitors,
- b) loading and unloading of plant and materials,
- c) construction working times and equipment/material delivery times
- d) storage of plant and materials used in constructing the development,
- e) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- f) wheel washing facilities,
- g) measures to control the emission of dust and dirt during construction,
- h) noise abatement measures
- i) phasing of construction, lorry routing and potential numbers
- j) lorry movements through Johnson Drive and onto the site
- k) Clearances to tree canopies along the western boundary of the site and any required crown lifting (in consultation with Condition 6 of this permission)
- l) types of piling rig and earth moving machinery to be utilized
- m) any temporary lighting
- n) a scheme for recycling/disposing of waste resulting from demolition and construction works
- o) contact details for the developer
- p) any other measures proposed to mitigate the impact of construction operations
- q) details of pre commencement liaising with local residents in Johnson Drive and the eastern side of Tomlinson Drive
- r) Measures to ensure that all contractor parking is contained within the site

The plan shall be implemented in full and retained until the development has been constructed. Any deviation from this Statement shall be first agreed in writing with the local planning authority.

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

5. Construction Environmental Management Plan

No development (including demolition, earth moving, ground works 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:

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

- i) the control of noise (including noise from any piling)
- j) the control of dust
- k) the control of surface water run-off
- l) the control of lighting

No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved CEMP and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority.

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

6. Protection of trees

No development, including ground clearance and demolition works, shall commence until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012, details of any proposed crown lift and impacts caused by proposed drainage works 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).

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.

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.

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

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

7. Landscaping

No development including site clearance shall commence until a landscape strategy and scheme of hard and soft landscaping (including boundary treatments and the native planting and all the ecological enhancements specified within section 5.1 and 5.2 of the Ecological Appraisal) as prepared by Deepdene, (November 2022)) has been submitted to and approved in writing by the local planning authority.

The landscape strategy shall first introduce the approach to the different spaces around the site including enhancement to the Landscape Buffers and wildlife spaces, and the incidental spaces within the site.

This strategy shall then guide the landscape scheme, including a low key edge treatment between residential spaces and woodland beyond. Details shall include, as appropriate, proposed contours, means of enclosure with hedgehog links, details of refuse or other storage units, 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, detailing species, planting sizes and proposed numbers/densities and implementation timetable.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity and biodiversity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB06, TB21 and TB23.

8. Biodiversity mitigation and enhancements

No development, including site clearance, shall commence until a details of ecological enhancement proposals including enhancements outlined within Section 5.2 and Appendix E and detailed Appendix F of the Ecological Appraisal as prepared by Deepdene (November 2022) has been submitted to and approved in writing by the local planning authority. The ecological enhancement scheme shall include provision of minimum one bat brick or box and one bird box per dwelling, log piles, wildlife friendly fencing and native tree and hedge planting and a reptile mitigation and enhancement strategy including details of monitoring maintenance, funding and management responsibilities. The development works are to be carried out in full accordance with the ecological enhancement scheme so approved prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.

Reason: To incorporate biodiversity in and around developments, limit the impact of the scheme on reptiles and to secure a net gain for biodiversity. Relevant policies: Paragraphs 170, 174 and 180 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance.

9. Landscape and Ecology Management Plan

A long-term landscape and ecological management plan (LEMP) including long term design objectives, management responsibilities, timescales and maintenance shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The content of the LEMP shall include schedules for Landscape Wildlife Area and Landscape Wildlife Corridor and any other area other than privately owned domestic gardens, the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Boundary treatments and measures to avoid garden grab and dumping of garden waste.
- g) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- h) Details of the body or organization responsible for implementation of the plan.
- i) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the Owner with the management body responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met and how contingencies and/or remedial action will be identified, agreed, and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To ensure that provision is made to allow satisfactory maintenance of the landscaping and biodiversity measures hereby approved. Relevant policy: Core Strategy Policy CP3 and CP7 and Managing Development Delivery Local Plan policies TB21 and TB23.

10. Highway construction details

No development shall commence until details of the construction of roads and footways, including levels, widths, construction materials, depths of construction and surface water drainage have been 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.

11. Access construction

No development shall commence until details of the access from Johnson Drive have been submitted to and approved in writing by the local planning authority, including provision to ensure construction access onto the site can be achieved and done so without impediment to existing trees to be retained. As a minimum, the required minimum access width and surfacing as so approved shall be implemented prior to commencement of the development, including any demolition.

No dwelling hereby permitted shall be occupied until the access as approved has been constructed in accordance with the approved plans, including that it is surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge with Johnson Drive.

Reason: In the interests of highway safety and convenience and to avoid spillage of loose material onto the highway. Relevant policy: Core Strategy policies CP3 & CP6.

12. Bin collection

No development shall be commenced until details of an on-site bin collection area for refuse, recyclable and food materials and details of collection arrangements have been submitted to and approved in writing by the local planning authority. The collection area shall be implemented in accordance with the approved details and permanently retained as so approved and used for no purpose other than the temporary storage of refuse and recyclable materials (on collection days only).

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area, highway safety and convenience and the quality of the pedestrian environment. Relevant policy: Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC04.

13. Drainage

No development shall commence until full drainage details for the development have been submitted to and approved in writing by the local planning authority. These shall account for drainage works, including any attenuation tanks, works to the drainage ditch on the western boundary or connection thereto to be undertaken in consultation with a qualified ecologist having regard to conclusions drawn from Condition 8 of this permission. The final drainage details shall include a drainage plan, with pipe details to compliment any drainage calculations, cross sections of drainage infrastructure, and an indication of the existing ditch that discharge of surface runoff is proposed into.

As pumping of foul water is proposed, this needs to be agreed with the utility provider and a maintenance regime for the pump provided. The approved details are to be implemented in full prior to the first occupation of the development and maintained thereafter for the life of the development.

Reason: This is to prevent increased flood risk from surface water run-off and to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community. Relevant

policy: NPPF Section 15, Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

14. External materials

No development shall commence until details of the materials to be used in the construction of the external surfaces of the building are submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

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

15. Lighting

No development shall be occupied until a lighting design strategy has 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 and dark corridors will be maintained.

All lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority. The lighting scheme shall not include any street lighting.

Reason: To limit the impact of light pollution on the Natural Environment, and bats in particular. Relevant policy: NPPF Paragraphs 170, 174 and 180 and Core Strategy Policy CP7.

16. Electric vehicle charging

No development hereby permitted shall be occupied until details for an Electric Vehicle Charging Strategy serving the development has been submitted to and approved in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 and Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

17. Accessibility

No development hereby permitted shall be occupied until a scheme indicating the provision is to be made for full disabled accessibility standards to meet M4(3) of the Building Regulations for at least one dwelling has been submitted to and approved in

writing by the local planning authority. The Scheme so approved shall be implemented before the development hereby permitted is brought into use and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: Core Strategy policy CP2 and Managing Development Delivery Local Plan Policy TB05.

18. Building demolition

No development shall take place on the site until the existing structure(s) shown to be demolished on the approved plan have been so demolished, with all materials arising from the demolition permanently removed from the site. All other materials historically stored on the site shall be removed prior to the first occupation of any of the dwellings.

Reason: In the interests of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

19. Compliance with Ecology Appraisal

Works are to be carried out in full accordance with all the mitigation measure given in Section 5 of the submitted Ecological Appraisal as prepared by Deepdene, (November 2022) unless otherwise agreed in writing by the council.

Reason: To ensure that reptiles, bats, birds, and biodiversity are not adversely affected by the proposals. Relevant policies: Paragraphs 170, 174 and 180 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

20. Parking and turning

No dwelling hereby permitted shall be occupied until the vehicle parking, cycle parking and turning spaces have been provided in accordance with the approved plans. The parking and turning shall be retained and maintained in accordance with the approved details and remain available for the parking and turning of vehicles respectively at all times.

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

21. Permeable surfacing

No dwelling hereby permitted shall be occupied until the hard surfacing hereby permitted is constructed from porous materials or provision made to direct water run-off from the hard surface to a permeable or porous area within the curtilage of the development, and the hard surfacing shall thereafter be so maintained. It is to include bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge, if not already implemented.

Reason: To prevent increased flood risk from surface water run-off and avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: NPPF Section 14, Core Strategy policy CP6 and Managing Development Delivery Local Plan policies CC09 and CC10.

22. Obscure glazing

The first-floor dressing room window to the eastern side of Plot 1, the first floor ensuite window to the western side of Plot 4 and the first floor ensuite window to the eastern side of Plot 5 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

23. Restriction of permitted development rights - windows

Notwithstanding the provisions of the Town and Country Planning, (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no additional windows or similar openings shall be constructed in the first-floor level or above in the side elevations of dwellings 2 and 3 hereby permitted except for any which may be shown on the approved drawing(s).

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

24. Restriction of permitted development rights - garages

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), all 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 use 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.

25. Restriction of permitted development rights - gates

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

Reason: To assist in the integration of the development into character and community of the area. Relevant policy: Core Strategy policies CP1 & CP3, and Borough Design Guide Supplementary Planning Document.

26. Restriction of permitted development rights – Classes A and E

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

Reason: To safeguard the character of the area and neighbouring amenities and to prevent harm to the ecological and landscape qualities of protected trees. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

27. Programme of archaeological work

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

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policy: Paragraph 194 and 205 of the NPPF and Policy TB25 of the Managing Development Delivery Local Plan.

Informatives

1. Section 106 agreement

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.

2. Community Infrastructure Levy

The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in

penalty surcharges being added. For more information see - [Community Infrastructure Levy advice - Wokingham Borough Council](#). Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. Pre commencement conditions

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.

4. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. Changes to the approved plans

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

6. Great Crested Newts

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately, and an ecological consultant or the Council's ecologist contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

7. Mud on the road

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

8. Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of a pre-application process and addressing concerns relating to highway safety.

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.

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