

Application Number	Expiry Date	Parish	Ward
221843	21 April 2023	Arborfield Newland	and Arborfield

Applicant	Mr Antonio Neto
Site Address	Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG
Proposal	Full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.
Type	Major All other developments
Officer	Brian Conlon
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday 12 th April 2023
REPORT PREPARED BY	Assistant Director – Place

SUMMARY
<p>The proposed development relates to the provision of improved sports facilities and car parking arrangements on the site of Reddam School, a co-educational, independent school for children from the age of 3 years to 18 years, which is a Grade II* listed building with the Sindlesham Conservation Area. However, the proposals do not impact or affect the historic core of the building but rather to C20th additions. The proposal is not located in a flood zone.</p> <p>Amendments were made during the application to add new brick piers between the Lobby Building and Laundry Building, the double doors leading out of Sports Hall redesigned to be glass panels rather than solid doors and the roof over the Lobby and Offices has been revised to a hipped roof. Further amendments were requested to the landscaping plans to revise the car park tree pit details, trees were moved to line up with the hedge, tree pit sizes increased to accommodate the rooting system of the trees and low growing meadow mix indicated on the lawns. The amendments addressed the concerns raised by internal consultations and no further objections have been received to these amended plans.</p> <p>A pre-application was received on 17th February 2022 which accepted the principle of the proposal subject to addressing consultee comments which have been included as part of the proposal.</p> <p>It is considered that the proposal would be compatible with its immediate surroundings in the context of the school setting. It would also not give rise to concerns relating to parking or traffic impacts, or to the protection of the existing residential amenities of the nearest residents, given the location of the proposal. The proposals seek buildings of a higher energy efficiency. There would be no harm to known biodiversity.</p> <p>The proposal is considered to accord with relevant policies contained within the NPPF as well as WBC's adopted Core Strategy and Managing Development Delivery Local</p>

Plan. As such, it is being recommended for conditional approval subject to a legal agreement for the payment of monies towards an Employment Skills Plan.

RECOMMENDATION

i) APPROVAL subject to conditions and Informatives & completion of S106 legal agreement to secure the following:

- Employment Skills Plan – To secure a construction phase Employment Skills and Training Plan or £3,750 equivalent financial contribution in accordance with Policy TB12 of the MDD and based on the value of the Construction Industry Training Board Benchmark.

OR

ii) REFUSE full planning permission if the legal agreement is not completed within three months of the date of this resolution (unless officers on behalf of the Assistant Director – Place and Growth agree to a later date for completion of the legal agreement)

PLANNING STATUS

- Grade II* Listed building
- Situated within Bearwood Park, a Grade II* Listed Historic Park and Garden.
- Sindlesham Conservation Area
- Countryside
- Thames Basin Heaths Special Protection Area

RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision
153230	Application for advertisement consent for nonilluminated signage and flag posts. (Retrospective)	Approved 20/04/2017
202577	Application for Listed Building consent for the proposed removal of an internal wall on the second floor to open up the original corridor and archway, and internal alterations.	Approved 24/11/2020
212872	Application for the Listed Building consent for the proposed of the removal of internal walls and removal of toilets, building of new internal walls, plus existing plumbing to be extended out of the building and a new soil pipe to extend through existing external brick wall plus replacement casement windows and additional high level internal windows.	Approved 15/10/2021

SUMMARY INFORMATION	
Site Area	0.7ha
Existing parking spaces	100
Proposed parking spaces	116

CONSULTATION RESPONSES	
WBC Built Heritage Officer	Recommend conditional approval
WBC Landscape Officer	Recommend conditional approval
WBC Ecologist	No observations made
WBC Drainage	Recommend conditional approval
Historic England	No objection
Berkshire Gardens Trust	No objection
Natural England	No objection

REPRESENTATIONS

Town/Parish Council:

Winnersh Parish Council raised no observations.

Arborfield & Newland Parish Council – No comments

Local Members: Additional clarification sought on appendices included within application submission.

Neighbours: None received.

PLANNING POLICY		
National Policy	NPPF	National Planning Policy Framework
	NPPG	National Planning Practice Guidance
	NDG	National Design Guide
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Proposals outside development limits (including countryside)
Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development

	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC07	Parking
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets
Arborfield and Barkham Neighbourhood Plan (April 2020)	IRS1	Preservation of separation of settlements
	IRS2	Recognise, respect and preserve identity and rural setting of settlements.
	IRS3	Protection and enhancement of the natural environment and green spaces.
	IRS4	Protection and enhancement of the historic character of the area.
	TC3	Conditional support for businesses in the countryside and agriculture.
	AD3	High quality development with generous open space, properly landscaped.
Supplementary Planning Documents (SPD) / other		Borough Design Guide

PLANNING ISSUES

Site Description

1. The proposal site is located within the grounds of Reddam House School, Sindlesham, formerly known as Bearwood College, a grade II* listed building. The wider site is a registered park and garden and has a number of Listed Buildings within its grounds. It also forms part of the Sindlesham Conservation Area.
2. The Reddam estate is bound to the east and west by Bearwood Road and Mole Road respectively and to the south by Bearwood Lake and a Golf Course.
3. The School currently provides an indoor swimming pool, a gymnasium, a 4G turf pitch, netball courts, tennis courts, dance studios and multiple grass pitches for outdoor sports. There is also a lake providing the ability to teach water sports as well as extensive grounds which provide facilities for other activities such as paintballing and climbing. The existing School sports facilities are well-used, however the swimming pool building is in a poor state of repair and the existing gym is not of sufficient size or specification to serve the Schools' current needs.

Description of Development

4. The application proposes a new sports hall, replacement swimming pool exterior building and demolition of 3 ancillary single-storey buildings plus a low boundary wall. The new sports hall would be built abutting the plant room and existing buildings. The changing rooms would be extended and a new viewing gallery on the first floor overlooking the sports hall. The existing swimming pool is to be retained with a new building to be built over the pool to replace the existing building.
5. The proposal also seeks to deliver a new car park with 16 parking spaces (and electrical charging points) in the location of a current single storey brick building (adjacent to a mature Yew tree). The car park is proposed to be landscaped with new trees and a surrounding hedge. The proposal also seeks to improve permeability through the site by providing a landscaped walkway connecting the main entrance parking area to the accommodation blocks to the east.

Principle of Development

6. The National Planning Policy Framework (NPPF) has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan (MDD) Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
7. Core Strategy Policy CP11 - Proposals outside Development Limits (including countryside) is relevant as the site, as a whole, lies within the countryside. However, the policy does allow for proposals outside of development limits where it does not lead to excessive encroachment or expansion of development away from the original buildings and where the proposal is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement. This is to ensure that the proposal protects the separate identity of settlements and maintains the quality of the environment.
8. Policy CP11 also allows for 'Essential community facilities [which] cannot be accommodated within development limits or through the re-use/replacement of an existing building'. Community facilities are listed in paragraph 4.17 and include development for education. In addition, Policy CP2 of the Core Strategy aims to ensure that new development contributes to the formation of sustainable and inclusive communities through the provision of community facilities (including educational buildings).
9. Paragraph 92 of the NPPF seeks to achieve healthy, inclusive and safe places which enable the provision of sports facilities and decisions should provide social, recreational and cultural facilities and services for the communities. Improvement/expansion of this facility therefore is supported by the NPPF. Paragraph 95 states that great weight should be given to the need to create, expand or alter schools through decisions on applications.

10. The new facilities are required to make improvements to the building in terms of its energy efficiency and are within the grounds of the school and hence there would not be any encroachment on the wider countryside and thus complies with the principle aims of Policy CP2, CP11 and the NPPF.

Impact on Heritage Assets

11. MDD policy TB24 sets out that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, or park and garden including its setting and views.
12. A Heritage Assessment by Wessex Archaeology concludes that the proposal would not affect any historic fabric and the works are concentrated solely in the setting of the Listed Buildings. There are a number of disused and dilapidated out-buildings which are to be replaced or externally renovated to improve the character of the site and setting of the Grade II* Listed building.
13. The overall new scheme has been carefully designed, to be an enhancement and compliment the main existing historic buildings and would not harm the character and appearance of the Sindlesham Conservation Area. The existing service area to the School, where piecemeal 20th century outbuildings exist has resulted in a neutral impact on the parkland setting and wider historic buildings. The revised plans, which have been sent following extensive meetings with the Council's Heritage Officer, Historic England and Berkshire Gardens Trust, ensure that the design would serve to enhance the setting of the listed buildings. The more significant areas of the parkland are to the front and rear of the main Victorian Gothik building leaving the service area open to development in a less sensitive space. The proposed new buildings are inevitably larger in size and bulk than existing due to their functions for school use. However, the principle of development in this location has been accepted in the past and is now accepted again with this proposal.
14. The Council's Heritage Officer raises no objections subject to a number of conditions ensuring details of the water runoff from the roofs of the new gymnasium and pool buildings are submitted prior to commencement of development.

Design

15. Paragraph 126 of the NPPF states that *"the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities"*.
16. The proposal would concentrate development to the part of the site which sits behind the grand listed building. To the rear of the site are a number of outbuildings, dating from the C20th which are in ad hoc locations, some of which are to be demolished to make way for this proposal. This is best seen on page 7

of the Design and Access Statement which shows clearly which buildings are to be demolished.

17. The design of the new proposals is very much in keeping with the existing architecture of the sports facilities. The buildings are a similar height to the existing surrounding buildings, at either single or double storey. Materials are to match existing buildings with brick walls and zinc roofs. Fenestration is proposed along the front elevation of the pool room whilst the sports hall would include pillar details to provide interest and relief within the long eastern elevation.
18. Overall, the proposed design is considered to be a high standard and hence accords with national and local policy which seeks high quality, beautiful and sustainable buildings.

Impact on wider character of the area

19. The area to which this proposal relates is located centrally within the school grounds and would not be visible from the streetscene. There would be no harmful impact on the character of the area.

Impact on neighbour amenities

20. Due to the significant distance to any neighbouring properties, the proposal would not be harmful to the amenities of neighbouring residents.

Access and Movement

21. CP6 of the Core Strategy relates to managing travel demand. Managing Development Delivery Policy CC07 states that planning permission will only be granted if a proposal for development demonstrates how parking provisions are met to highways standards and a provision for electric vehicle charging spaces.
22. There is anticipated to be no direct uplift in trip generation as a result of the development proposals, there is anticipated to be no impact of the proposals across the surrounding road network on either highway safety or capacity, therefore the development proposals complies with Paragraph 111 of the National Planning Policy Framework (NPPF).
23. The School has a large car park area directly outside of the main building. This application seeks to formalise a smaller car park area to the south east of the application site. The proposed parking spaces meet the required standards and allow for sufficient turning within the site. With respect to vehicle charging the proposal seeks to introduce provisions above what it is expected by policy.

Landscape and Trees

24. Core Strategy Policies CP1 and CP3 require a high quality design that respects its context. This requirement is amplified by MDDL Policies CC03 and TB21 which require development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features wherever possible and incorporating high quality - ideally native - planting as an integral part of any scheme.

25. The proposal results in the loss of 7 trees and as such 11 semi-mature trees will be planted as compensation. The trees proposed to be removed appear to be choked by ivy and the roots are constrained by existing built form and impermeable hardstanding. The proposed trees would benefit from root barriers to direct the roots down to ensure there is a reduced conflict. Full details of the proposed trees and protection of retained trees is detailed within the submitted Landscape Plan. The application is supported by an Arboricultural Impact Assessment undertaken by Arbtech.
26. Natural England considers that the proposed development would not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.
27. The Council's Landscape and Trees officer has advised that the revised Landscape Plan is acceptable. The Tree Protection information needs to be updated as appropriate and an Arboricultural Method Statement including Tree Protection information is required to be submitted as a condition.

Sustainable design

28. In accordance with policy CC04, the proposal has been designed to high sustainable credentials including the generation of onsite renewable energy from 54m² of solar panels which will produce peak energy of 165w/m². The proposed development has been designed to achieve 10% onsite renewable energy.
29. Other sustainable design features have been incorporated including making best use of solar gains through its orientation and the use of high level glazing. Natural ventilation is proposed to ensure less reliance on power and the pool will be ventilated with more efficient plant. All lights will be LED and all the lights internally will be connected to presence detectors so if the room is not in use the lights will be off. The new buildings will incorporate a method of energy monitoring to allow the energy efficiency to be managed. The pool will have a cover installed to retain heat and reduce lost heat.

Biodiversity

30. Policy CS7: Biodiversity and MDD Policy TB23 'Biodiversity and Development' states that developments will be granted where they provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features.
31. The application is supported with a Bat Emergence and Re-entry Surveys report which concludes that no bat roosts were identified at the site. However, as bats can switch roosts a precautionary working method is proposed to be implemented. Buildings B2, B3, B4 and B5 were assessed as having a low potential to support roosting bats and will be subject to direct or indirect disturbance as a result of the proposed development. The proposal would provide a net gain of tree planting and biodiversity by way of the inclusion of 65 metres of mixed native hedgerow. Requirements are also made for a sensitive lighting strategy. Proposals for bat boxes on mature trees around the site are to be added as a condition.

Planning Obligations

32. Managing Development Delivery Policy TB08 makes it mandatory that major development proposals are accompanied by an Employment and Skills plan that outlines how the proposal provides opportunities for training, apprenticeships, or other vocational initiatives to develop local employability skills required by developers, contractors, or end users.
33. The proposal is required to contribute to employment and skills in the borough. Further to discussion with the employment skills team at WBC, it is understood that a contribution of £3750 is expected in lieu of an Employment Skills Plan. The applicant's have agreed to enter into a legal agreement to pay this sum upon approval of the proposed development.

CONCLUSION

As detailed above, the proposals would be compatible with its immediate surroundings in the context of the school setting. It would also not give rise to concerns relating to parking or traffic impacts, or to the protection of the existing residential amenities of the nearest residents, given the location of the proposal. The proposals seek buildings of a higher energy efficiency. There would be no harm to known biodiversity.

The proposal is considered to accord with relevant policies contained within the NPPF as well as WBC's adopted Core Strategy and Managing Development Delivery Local Plan. As such, it is being recommended for conditional approval subject to a legal agreement for the payment of monies towards an Employment Skills Plan.

Accordingly, the application is recommended for approval.

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. Timescale

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

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

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered 100 and 215 received by the local planning authority on 18th July 2022, 3807/202/F, 3807/204/F, 3807/205/D, 3807/209/F, 3807/211/E, 3807/212/B, 3807/214/F, 3807/216/D received by the local planning authority on 21st February 2023, 3807/203 Rev G, 3807/210 Ref E, 3807/201/Rev G and Proposed Materials Schedule received 15th March 2023 and 3807/150/C received on 29th March 2023. 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. Historic Gate Pier & Wall Section

Notwithstanding the details submitted prior to commencement of works to strip out and demolish the pool building and adjacent plant (respectively labelled number 1 and 2 on Demolition Plan, drawing 3807/150 Rev. C) until details for retaining in-situ within the hereby approved development of the historic gate pier and attached section of former historic boundary walling have been submitted to and approved in writing by the local planning authority. Details required are to include:

- Measures to protect the gate pier and associate wall during the demolition and construction phases of the approved development.
- Details, including scaled sectional drawings showing how the whole of the existing gate pier and section of original boundary walling are to be incorporated into the new development for the pool building.

Works to demolish the existing pool, plant room structures, and build the new pool building are to then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

4. Matching finishes

All external works of alteration to the existing buildings, including the blocking-up of openings and works of making good to the retained fabric, shall be finished to

match the adjacent work, regarding the methods used and to material, colour, texture, and profile.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24

5. Rooflight

Notwithstanding the details submitted no works shall be undertaken to replace the roof-light to the flat roof of the two-storey corridor structure along the eastern side of the existing gymnasium building until details for the replacement roof-lights have been submitted to and approved in writing. The replacement of the roof-light shall then be undertaken in accordance with the details as approved.

Reason: In order to safeguard the special architectural or historic interest of the building. Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.

6. Rainwater runoff

Notwithstanding the details submitted no works shall be undertaken beyond foundation level for the hereby approved development until details for the management of rainwater runoff from the roofs of the buildings have been submitted to and approved in writing by the local planning authority. The management of rainwater from the buildings shall be undertaken in accordance with the details as approved.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Sustainable drainage

No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:

- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii) include a timetable for its implementation; and
- iii) provide a management and maintenance plan for the lifetime of the development which shall include if applicable 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.

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.

8. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

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

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

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

Reason: 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

9. Biodiversity mitigation and enhancements

Prior to construction work proceeding above slab level, details of ecological enhancement proposals including enhancements outlined within Section 4 and Table 9 of the Ecological Appraisal as prepared by Arbtech (April 2022) has been submitted to and approved in writing by the local planning authority. The ecological enhancement scheme shall include provision of minimum three bat brick or boxes and native tree and hedge planting 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).

10. 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.

11. Sustainable Design and Construction

(a) Prior to construction work proceeding above slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.

(b) Within three months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Reason: To ensure developments contribute to sustainable development.

Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

12. Sustainability & Climate Change

Prior to works proceeding beyond the slab level, a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology shall be submitted to and approved in writing by the Local Planning Authority. The minimum 10% reduction so required shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development.
Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policy CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010)

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. 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.

3. 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.

4. 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.

5. Discussion

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including 176 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.

6. Drainage advice

The LLFA requires to see details of 3 new soakways along with their location. As per the condition, more information regarding surface water drainage is required.

APPENDIX 2

PLANNING REF : 221843
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 17/08/2022

COMMENTS:

Winnersh Parish Council Planning and Transport Committee made no observations on the application.

PLANNING REF : 221843
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/09/2022

COMMENTS:

No Objections