

Agenda Item 8.

Application Number	Expiry Date	Parish	Ward
203617	16/06/2023 (EoT to be agreed further to facilitate S106 agreement)	Wokingham	Emmbrook

Applicant	South East Rivers Trust
Site Address	Riverside Park, Woosehill, Wokingham, RG41 2ST
Proposal	Full application for proposed works to reconnect a 340 metre length of historic river channel of the Emm Brook through Riverside Park, to bypass the existing weir. With associated excavation, silt removal/storage and landscaping works, plus the erection of 2 no. 8 metre x 3.5 metre wooden bridges to maintain existing access for pedestrians and maintenance vehicles, following removal of an existing piped culvert.
Type	Full application
Officer	Benjamin Hindle
Reason for determination by committee	Major application by virtue of site area >1HA

FOR CONSIDERATION BY REPORT PREPARED BY	Planning Committee on Wednesday, 14 th June 2023 Assistant Director – Place and Growth
RECOMMENDATION	<p>That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following three-tiered recommendation:</p> <p>A. Completion of a legal agreement (S106) to secure the following HoT (Head of Terms):</p> <p>Offline Pond Provision</p> <p>1. The applicant will commit to submitting a planning application for the creation of an offline pond within Woosehill Meadows for approval in writing by the Local Planning Authority.</p> <p>2. The applicant will commit to creating a compensation pond within Woosehill Meadows.</p> <p>3. The Council will commit to supplying a suitable location and maintaining the pond once it has been created.</p> <p>B. Conditions and informatives as set out in Appendix 1 (subject to any additions and updates agreed with the Assistant Director – Place and Growth between the date of the resolution and the issue of the decision):</p>

C. Alternative recommendation: That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed to secure an offline mitigation pond within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee) for the following reason:

1) In the absence of a planning obligation to secure suitable contributions / off site works for the following:

- Committal from the applicant to submit a planning application for the creation of an offline pond within Woosehill Meadows for approval in writing by the Local Planning Authority.**
- Committal from the applicant to create the compensation pond within Woosehill Meadows following approval in writing by the LPA.**
- Committal from the Council to supply a suitable location for the pond and to maintain the pond once it has been created.**

It has not been possible to secure the adequate mitigation put forward to justify the loss of an ecological habitat and the proposal could have a detrimental impact on existing wildlife and ecology on site. This is contrary to the principles of policies CP1, CP3 and TB23.

SUMMARY

The proposed application seeks permission to divert the (GB106039023130) Emm Brook River from the existing course adjacent to Riverside Park (west of the proposal) and Brookside (east of the proposal) with ancillary hard and soft landscaping. The Emm Brook is a tributary from the River Loddon, flowing north to south. The 340-metre section of the Emm Brook proposing to be diverted would involve the reinstatement and use of the historic paleo channel which location is broadly shown in figure 1 below and would be delivered on WBC owned land, by the South East Rivers Trust via Environment Agency funding as confirmed by the applicant.

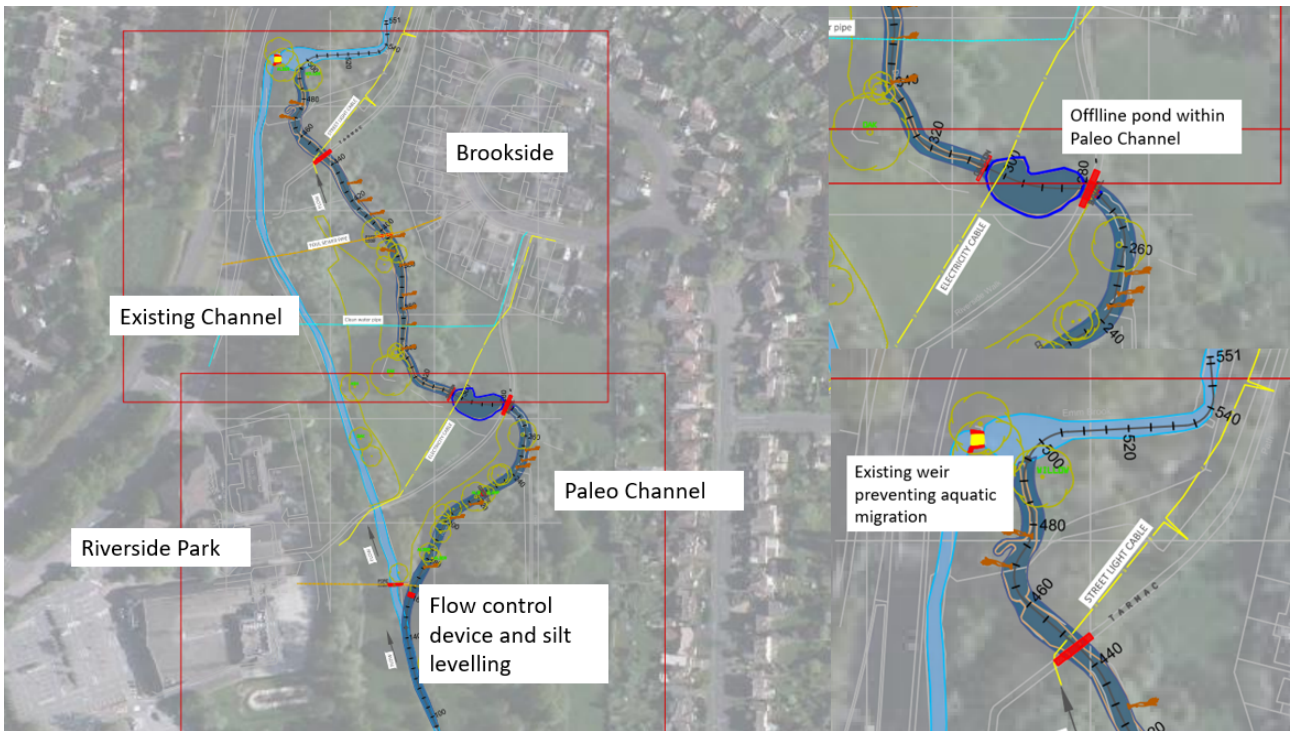


Figure 1 – Site Plan

The Emm Brook's existing, man-made and engineered course flows west of the historic paleo channel and its diversion to the paleo channel will promote significant ecological benefits in allowing fish to migrate up and down stream, without the constraint of the weir to the north of the application site (shown above in figure 1) which currently hinders the aquatic permeability within the existing channel and contributes to the Emm Brooks poor-moderate ecological classification by the Water Framework Directive (WFD) for physical modification.

These current concerns that contribute to the Emm Brooks's failing status, require action to be taken to improve this by removing barriers to fish migration, and gene pool diversity of at least 9 species of native fish and aquatic wildlife (as established in fish survey prior to submission). The beforementioned concerns and necessity to improve the Emm Brooks status have governed and informed the submission of this application.

The applicant, South East Rivers Trust (SERT) are a charitable organisation that specialise in restoring, re-naturalising and reconnecting rivers, removing barriers to fish migration and enhancing habitats. SERT improve water quality through wetland creation and construct natural flood management measures to protect communities and surrounding land. All SERT projects are led by data, evidence and experience as conservation experts, using research and monitoring to target positive action and developed in close collaboration with the Environment Agency. Using this data and expertise, SERT host catchment partnerships – bringing together stakeholders to challenge and collaborate on the best outcomes for rivers, in this case with Wokingham Borough Council as the landowner.

To facilitate the proposed diversion, a degree of operating works are required to be undertaken subject to approval. This includes, but is not limited to silt extraction and disposal, watercourse grading with a decrease in paleo course level from 44.9metres to 43.8-43metres and the installation of a 2x3 metre concrete flow control system. The above

works will facilitate the channelling of a proportionate amount of water through the paleo channel, to retain a low-moderate velocity and where flow exceeds this standard, the excess flow will be diverted via the flow control system, into the 'existing' channel as a flood alleviation measure which creates climate and water resilience to the directly local area. This is particularly important considering the site's location within functional floodplain, as defined by Flood Zone 3. These operating ground works are minor in nature, and other than the transportation of silt, involves minor trip generation due to the work force facilitating these changes coming in the form of local volunteers.

Though the vast majority of works proposed are operational groundworks, in relation to proposed hard landscaping, the application proposes the construction of 2 no. pedestrian footbridges to be constructed of Ekki (Marine degree timber). Currently, there are asphalt paths with a culvert allowing water underneath in two locations within the application redline. To improve the flow of water, one of the existing culverts to the south-central portion of the site will be removed and replaced with 1no. 8metre by 3 metre pedestrian footbridge, with the other being to the south of the site to allow safe passage across the diverted channel whereby the reconnection is proposed. The proposed foot bridges forming a part of this application and their locations are shown below in figure 2 broadly located to the central south and due south of the application site and would be placed at sufficient height above the watercourse, informed by hydraulic modelling and intended re-profiling depth. The presence of a larger, safer footbridges with 1:12 ramps (resultant of profiling) for inclusive access on site, which are durable enough for maintenance vehicles, will aid the promotion of inclusive permeability through the application site for pedestrians and cyclists where it is limited as existing.



Figure 2 –Proposed Bridge Locations (extract from AIA)

The resulting ground works, and additions of hard landscaping will have a degree of non-significant impact to the existing green infrastructure network running along the Emm Brook with reference to the submitted Arboricultural Impact Assessment and Tree Protection Plan. These submitted documents outline that 5no. native trees identified for removal to facilitate works, 4 being removed to facilitate the foot bridge to the south-central of the application site, a 1 being removed to facilitate silt removal. Though Core Strategy Policy CC03 does not support the loss of valuable green infrastructure, none of the trees identified for removal/ pruning are TPO listed and are classed as grade 'B' in their quality, the applicant has further confirmed that the stumps will be retained for natural re-growth. Though technically contrary to CC03 in part, considering on balance the wider context of development and significant sustainability benefits to the local area, this loss is considered to be acceptable to facilitate the proposed works. Members should note that SERT have been in direct contact with the Wokingham Veteran Tree Society who support the overall project notwithstanding the minor impacts to landscaping on site.

The application will deliver significant environmental and social benefits to the local area and will aid the Emm Brooks classification as a failing river in promoting aquatic permeability and improved water resilience in the event of flood, which is ever important considering the provisions of Core Strategy Policies CP1 and CP3 in line with climate change. Due to the proposal's method of construction by nature, utilising local volunteers will aid community cohesion, education and skills of groundworks/ aquatic wildlife. the points raised above of the benefits of the application, this submission is recommended for approval subject to conditions and associated S106 legal agreement to secure an offline compensation pond.

RELEVANT PLANNING HISTORY

There is no relevant planning history for the application site.

DEVELOPMENT INFORMATION	
Previous land use	Fluvial Course and Public Open Space – Emm Brook River and Woosehill Meadows
CONSTRAINTS	Major Development Location Potentially contaminated land consultation zone Tree Preservation Order Thames Basin Heaths - Special Protection Area – 5 and 7 km

CONSULTATION RESPONSES	
Environment Agency	No objection
Drainage	No objection subject to conditions

Trees and Landscape	No objection subject to conditions
Ecology	No objection subject to conditions
Public Rights of Way	No objection
Environmental Health	No objection subject to condition
Natural England	No comment
Highways	No objection subject to conditions

REPRESENTATIONS							
Parish/Town Council	<p>Concerns raised in relation to impact on existing biodiversity (namely the frog spawn in the existing pond), impact to trees and footbridge height.</p> <p><i>Officer Comment: The applicant has agreed to provide a suitable offline mitigation pond via S106 agreement.</i></p> <p><i>The impact to trees only relates to landscape features of low/moderate quality as detailed in paragraphs 41 and 42 of the Officer report. Protection measures have been secured by condition and where not possible, compensation planting. The works will significantly improve biodiversity in the local area and impacts to frogs will be mitigated.</i></p> <p><i>The footbridges have been carefully proposed with consideration of proposed channel depth, profiling and hydraulic modelling.</i></p>						
Ward Member(s)	<p>Cllr Imogen Shepherd-Dubey requested Officers to review the mitigation of the loss of frog habitat.</p> <p><i>Officer note: The applicant has agreed to provide an offline mitigation pond via S106 agreement.</i></p>						
Neighbours	<table border="1"> <thead> <tr> <th colspan="3">Objections and comments</th> </tr> </thead> <tbody> <tr> <td>1.</td> <td>FOTEB – Friends of the Emm Brook.</td> <td> <ul style="list-style-type: none"> • Overall support the project • Loss of offline pond and concern this will not be replaced • Platform of southern bridge below 10 year flood level • Maintenance and management at times of high water levels • Landscape replacements/ regrowth where possible • Further Greenways project and importance of holistic approach </td> </tr> </tbody> </table>	Objections and comments			1.	FOTEB – Friends of the Emm Brook.	<ul style="list-style-type: none"> • Overall support the project • Loss of offline pond and concern this will not be replaced • Platform of southern bridge below 10 year flood level • Maintenance and management at times of high water levels • Landscape replacements/ regrowth where possible • Further Greenways project and importance of holistic approach
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2.	9 Meadow Walk	<ul style="list-style-type: none"> • Overall support of the project • Loss of offline pond • Impact to frogs, no development until spawn has hatched
3.	14 Lowther Close	<ul style="list-style-type: none"> • Supported in principle • Unsightly original channel • Loss of offline pond • Impact to existing biodiversity
4.	9 Astor Close	<ul style="list-style-type: none"> • Loss of offline pond • Southern bridge level
5.	39 Brookside	<ul style="list-style-type: none"> • Supportive of the proposal • Concern raised as to the loss of the offline pond • Suggested planting
6.	Oxford Road	<ul style="list-style-type: none"> • Supportive of the proposal • Query RE access during construction
7.	29 Humber Close	<ul style="list-style-type: none"> • Concern raised as to the proposed alignment • Ecological impacts • Existing concerns that are not material to this application.

PLANNING POLICY

National Planning Policy Framework
National Design Guide
National Planning Practice Guidance

Core Strategy (CS)

- CP1 – Sustainable Development
- CP2 – Inclusive Communities
- CP3 – General Principles for Development
- CP4 – Infrastructure Requirements
- CP7 – Biodiversity
- CP8 – Thames Basin Heaths Special Protection Area
- CP9 – Scale and Location of Development Proposals

MDD Local Plan

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction

CC09 – Development and Flood Risk

CC10 – Sustainable Drainage

TB21 – Landscape Character

TB22 – Sites of Urban Landscape Value

TB23 – Biodiversity and Development

TB25 – Archaeology

Other

Borough Design Guide Supplementary Planning Document

Sustainable Design and Construction Supplementary Planning Document

Wokingham Town Centre SPD

PLANNING ISSUES

Description of Development:

1. This planning application involves the diversion of the Emm Brook river within the Woosehill Meadows Public Open Space at Woosehill, Winnersh. The stream would be diverted through a historic (paleo) channel and existing pond, allowing the course to avoid an existing weir and sewage pipe which prevent the migration of fish up and down the stream.
2. The Emm Brook (GB106039023130) - a tributary of the River Loddon is identified as failing under the Water Framework Directive (WFD) for physical modification, due to barriers to aquatic migration and urbanisation. Overall, the Emm Brook has a WFD classification of poor – moderate ecological status. Under the WFD, the weir situated to the north of the application site, has been identified as contributing to the failing status of the Emmbrook. The weir to the north of the application site, provides a barrier which prevents aquatic wildlife on either side of the stream from genetically mixing, which in turn limits the gene pool and creates less resilient species more prone to disease. Reconnecting the historic channel provides an excellent opportunity to encourage healthier and more diverse aquatic ecological populations upstream of the weir. Notwithstanding the primary aims of the proposal, the scheme also aims to promote the following:
 - Greater geomorphological diversity.
 - Reintroduction of more natural channel processes allowing adjustment to different flow regimes and sediment loads.
 - Improved connection between the river channel and riparian areas.
 - Greater habitat and species diversity.
 - Improved water quality – the historic channel is situated further away from road runoff hotspots.

- Enhanced visual amenity and landscape character – supporting wellbeing of the local community/residents/park users.
 - Improved public awareness of the importance of river environments.
 - A less “flashy” hydrological regime with potential reduction in flood risk.
3. The existing channel will be retained and is proposed to be used as a flood alleviation measure in times of excess discharge/ flow, which futureproofs the Emm Brook’s flood resilience in line with climate change. The operational development will consist of clearing the paleo channel of the build-up of silt, disposing of such sustainability via 100mm deposits on the riverbank to support native flora (under Environment Agency D1 exemption)/ disposal at a licensed waste centre and the creation of 2no. Ekki timber footbridges in the southern and central portion of the application site, these are referred to as SERT northern and southern bridges within the submission.
 4. The flow will be diverted into the historic paleo channel up to a certain discharge level by clearing and re-profiling the paleo channel down to the former gravel bed, exposing an intact pool/riffle sequence, thus creating a more efficient path for water to run, hence self-regulating the flow and preventing connection to the ‘existing’ channel unless required at a certain level. Above this level there will be flows going down both channels by virtue of a proposed concrete flow control system of 2x3 metres, which will monitor the flow of the historic paleo channel and when it is detected that the flow exceeds low-moderate as envisaged due to the relatively shallow proposed depth, the flow will be diverted to the ‘existing’ channel to alleviate flood risk.

Principle of Development:

5. The National Planning Policy Framework 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.
6. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a major development location, the proposal is acceptable in principle.
7. Paragraph 175(d) of the National Planning Policy Framework states: “When determining planning applications, local planning authorities should apply the following principles: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

Character of the Area:

8. The application site is located in the northern portion of Riverside Park, to the east of Morrisons and the Woosehill Dual-Carriageway, between the skatepark to the south-west and the weir to the north. The park broadly serves the residential community of Woosehill and is linked via paths to other areas of green infrastructure across the borough. Although Riverside Park is an urban park which backs onto residential development, such as 'Brookside', it has a tranquillity that would generally be associated with a rural area which informs its natural character.
9. The existing river channel, paths, vegetation and wetland combines to provide an area of different habitats and is a popular recreation area, therefore potential impacts on this established character should be considered in line with Core Strategy Policy CP3 which states planning permission will be granted for proposals that are of an appropriate character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life.
10. Although the site falls within an urban, major development location area defined by the adopted MDD Local Plan acknowledged above, Woosehill Meadows falls within Landscape Character Area J1 'Wokingham- 'Winnersh Settled and Farmed Clay'. 'The Emm Brook flows through the area and its floodplain creates a green core through the urban areas'. The Emm Brook flows through the heart of the character area, rising south of Wokingham and skirting to the south-west and then around the northern edge of Winnersh. Open space lining its route provides an attractive green corridor connecting the rural environment with the urban core. The Emm Brook provides both a small-scale visual and recreational connection between the agricultural and urban landscapes which defines its individual character away from the major development location in which it lays.
11. Concerning hard landscaping and potential impacts to the character of the area, the proposed 2no. pedestrian footbridges are of simple design and are proposed to be constructed using Ekki (a tropical hardwood). The applicant has provided a licence number and it is acknowledged that whilst not local material, Ekki is often used in marine / riparian environment because of its durability. The bridges are supported by footings – the deepest being 1.6m into the higher bank. Though the proposed footbridges are additional features in a sensitive landscape, they are in keeping with the rural character due to subservient scale and location. Core Strategy Policies CP1 and CP3 state that planning permission will be granted for schemes that provide a functional, accessible, safe, secure and adaptable proposals. Considering the wording within CP1 and CP3, the 2no. footbridge's ancillary nature to the proposed works and benefits to accessibility when weighed up on balance with the minor change in appearance proposed would have no detrimental impact on the character, or landscape character area J1 and therefore policy compliant.
12. The proposed works to divert the Emm Brook, including the ancillary operational works for example footbridge creation, flow monitor installation etcetera by restoring the historic paleo channel would enhance the J1 Landscaped Character area and would have no detrimental impact on the rural character of the directly local area, by providing an enhanced green core with greater landscape character by virtue of the proposed meanders, defensive planting and footbridges. These operational works

will permit greater access for members of the public, including those with disabilities and will be of greater visible appearance.

13. Several representations have been received in regard to the platform height of the SERT southern bridge as proposed being within the 10-year climate change ratio. The area to which the southern bridge would be located as existing is a low point, and susceptible to flooding rendering it inaccessible at points, this is due to the location's nature as a functional floodplain within Flood Zone 3. The applicant does not wish to change the natural geomorphology and floodplain character as this may have wider impacts on surrounding areas that are not natural floodplains by nature, thereby safeguarding residential amenity in the local vicinity.
14. Excess flow to a large extent will be controlled via flow control device, which will divert water into the existing channel at times at high volume to mitigate this, however, when this is not possible the proposed southern bridge is potentially susceptible to surface water. It is not the applicant's intention to raise the height of the bridge or surrounding topography, as this would have greater character and drainage impacts of the J1 landscaped area and would be overly prominent in the context of Woollah Meadows, to which WBC concur. To this effect, the bridge has been designed in a way to drain efficiently and promote an improved access than existing, more often than existing. On balance, despite the representations received from residents, the loss of this functional flood plain to promote constant access is not outweighed by preventing all risk of surface water flooding.
15. In terms of management and maintenance at times of excess flow, the proposed bridges are proposed to feature non-slip surfaces, which following drainage will render a safe passage for access and maintenance. The bridge materials themselves, Ekki, is suitable in riparian context and will be durable to withstand surface water at times of excess flow. Following completion of the works by SERT, WBC will be responsible for their upkeep and maintenance including silt sweeping.
16. Notwithstanding the significant benefits to the accessibility, maintenance and ecological permeability of this green core of Wokingham, the works to facilitate this in the context of the major development location would be minimally appreciable from Riverside Park and Brookside and therefore in their current form would have no significant impact on the character of the wider area, hence compliant with Core Strategy Policies CP1 and CP3.

Operational works and Infrastructure:

Regrading and Profiling:

17. To facilitate the free flow of water from the existing channel to the historic paleo channel, a degree of regrading is required to make the paleo channel a more efficient path for water to run. This would include the excavation of silt, and reduction in watercourse levels by c1.1metres with new levels between c43 metres and c44 metres. D1 exemption from the Environment agency will allow SERT deposit dredging spoil on the banks of the water it was dredged from and treat it by screening and removing water. In line with the submitted Arboricultural Report and D1 exemption, the silt as far as possible is proposed to be removed by tracked vehicles and deposited on the banks and at no more than 100mm over the ground improving the soil and growing environment of native flora and trees. The excess silt that is surplus to achieving this aim will be deposited at a license waste processing centre.

The methods of earth movement will be clarified within the CEMP which requirement is appended to the recommendation for approval under condition 6.

Existing Foul Sewage Pipework:

18. To account for existing Thames Water foul sewage pipework (to be retained) which relies on the historic (and existing for note) courses to intersect, the pipe soffit would lay roughly 1.6 metres above the regraded channel, which would be above predicted water level and mean flow by c0.1 metres. Though visible, this would not hinder aquatic permeability.

High voltage Electric Cable

19. There is an SSE owned high level, high voltage cable that passes beneath the paleo channel at chainage 301m along the channel. Site investigations by the applicant have confirmed this utility is at a sufficient depth below the final proposed bed level of the channel restoration works, that via excavating the silt, no incursion will be made. Therefore, there are no objections in relation to impacts on the existing infrastructure network.

Clean Water pipe

20. The site features a clear water pipe, which passes through the paleo channel at chainage 351m. Site investigations by the applicant have confirmed that this utility is at a sufficient depth below the final proposed bed level of the channel restoration works, that via excavating and reprofiling the channel, no incursion will be made. Therefore, there are no objections in relation to impacts on the existing infrastructure network.

Residential Amenities:

21. Core Strategy Policy CP1 (point 8) states that planning permission will be granted for development proposals that avoid areas where pollution (including noise) may impact upon the amenity of future occupiers.
22. The application site itself, despite being located within a major development location is relatively remote. The closest dwelling being situated in Brooke Close, C100 metres from the mid-course (c153metres along the proposed paleo channel) of the proposed route of diversion.
23. Though the completed proposal is unlikely to have any significant impacts on neighbouring amenity, due to the degree of operational works required to deliver this diversion, the construction phase could have a minor albeit temporary impact on the soundscape and visual amenities of users of Riverside Park and adjoining occupiers. Through consultation with Environmental Health and Highways Officer, these potential impacts were noted, and as such, to mitigate these potential impacts to amenity, a CEMP (appended as condition 6) detailing an acceptable acoustic mitigation strategy and access/ storage for construction would be submitted to the LPA for approval prior to the commencement of works.

Access and Movement:

24. Core Strategy Policy CP6 (point B) states that planning permission will be granted for proposals that are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people

need to travel. CP6 goes on to state (in point G), that planning permission will be granted for proposals that do not cause highway problems or lead to traffic related environmental problems.

25. Riverside Walk connects with the residential cul-de-sac, Brookside which is classed as an adopted Highway. This provides access to residential properties in the north direction and connects with Morrisons Superstore access road, which further connects with Woosehill in the south-west direction. Officers note that this route/access will be maintained for pedestrians by providing 2no. proposed footbridges, as discussed above.
26. Notwithstanding the Figure 13 within the submitted Design and Access which indicates the public exclusion zone which will be managed during the works through temporary fencing, diversions and signage. It is noted that public access will be maintained where safely could possible during the construction phase, and in line with Officer feedback, the South East Rivers Trust are working with Wokingham Borough Council to develop a more detailed 'Access Plan'. As such, SERT has agreed to provide an 'Access Plan' to Wokingham Borough Council which is appended as condition 7, for approval from Highway Development Control prior to commencement of delivery. This Access Plan will confirm that the existing route will be kept safe, and pedestrians will have provided a safe path having sufficient clearance with maintenance vehicles/construction vehicles be maintained at all times.

Sustainability:

27. The proposal would provide significant benefits to social and environmental sustainability within the local area. The recreational benefits through better access to higher quality green spaces, which will provide a better aesthetic to the community park and contribute to increased health and wellbeing in the community. Improving the access to crucial pieces of green infrastructure in urban areas, which the application is classed as, including 2 no. pedestrian footbridge within the southern and central portion of the application site. The delivery of the proposed diversion will be purely undertaken by community volunteers, therefore promoting social sustainability and connection through volunteering opportunities, events and the yellow fish campaign will provide opportunities for environmental education of children and adults in the community.
28. In addition to the social sustainability improvements in principle, the proposal provides significant environmental sustainability enhancements as the increased habitat creation and connectivity will contribute to a conservation of genetic resources in fish (and other aquatic organisms) populations in the catchment, as they will be able to mix and create more resilient populations with a diverse genetic pool. These more resilient populations will be better able to deal with perturbations, becoming more resilient to climate change and disease.
29. The increased channel capacity created through restoring the historic paleo channel will contribute to flood risk reduction in the nearby communities by retaining the existing channel as an alleviation measure. The resulting reduction in polluting inputs will improve the water quality in the catchment by reducing the flash response to rainfall typical of urban catchment. Retrofitting of the sustainable urban drainage feature will contribute to cleaning pollutants out of water and recycling these nutrients

back into the ecosystem, therefore complying with the provisions of Core Strategy Policy CP1.

Flooding and Drainage:

30. Core Strategy Policy CP1 states that planning permission will be granted for schemes that ensure the provision of adequate drainage and avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater).
31. MDD Local Plan Policy CC09 states that all sources of flood risk, including historic flooding, must be taken into account at all stages and to the appropriate degree at all levels in the planning application process to avoid inappropriate development in areas at risk of flooding.
32. Paragraphs 152-173 of the National Planning Policy Framework (NPPF) covering planning for flooding and climate change. Paragraph 154 specifically mentions that new development should avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure.
33. MDD Local Plan Policy CC09 requires that proposals in Flood Zones 2 or 3 must take into account the vulnerability of proposed development. The proposed scheme lies within the functional floodplain of Flood Zone 3 and therefore the proposals vulnerability must be assessed. As the scheme comprises channel realignment and re-meandering with the aim of returning this stretch to a more natural state and improving the fish passage, the works cannot be located within an area of lower flood risk and would be not classed vulnerable development. Therefore, complying in part with CC09.
34. In line with the proposal's location within Flood Zone 3 and the functional flood plain, Hydraulic modelling was undertaken by the applicant which demonstrates that the proposed design does not increase flood risk either upstream or downstream and that no properties are at risk from flooding at the 100 year plus climate uplift events, in accordance with its low vulnerability classification.
35. The full length of the paleo channel will be reconnected and restored in order to bypass the weir at the downstream end of the site. The off-take will feed back into the downstream weir pool a few meters away from the weir. The reconnected channel and increased channel length in this area to contain a larger volume of flow. The diverted course will be significantly naturally enhanced and diverse in comparison to the existing channel which is uniform and highly modified.
36. Though moderately low risk, the removal of the 1no. culverts in the central course may temporarily increase discharge which could have knock on impacts in regards to surface water flooding. However it is considered that this can be mitigated. Construction details need to be provided in the way of a method statement which acknowledges the existing geomorphology, culverted flow and takes into account the proposed earth works/ culvert removal. The applicant following discussion with officers and the Environment Agency has stated that this will be managed by the existing drainage system, pumping equipment that can cope with the existing flow and temporary dams. Notwithstanding initial discussions on culvert removal method

statement, further details are secured by condition 4 which will be provided for the LPA's review prior to commencement.

37. As SERT plan to hand over the works upon completion to WBC for adoption, details of management and maintenance are required to be submitted to the LPA as appended to the recommendation in condition 3. This maintenance and management plan will detail arrangements for adoption, display maintenance access, provide a contamination risk assessment and methods of continuous silt removal to retain the reprofiled course. It should be noted that the adoption process is separate to the planning process and will be scrutinized in further detail prior to WBC's management outside of the remit of this submission and accompanying conditions. However the drainage team have reviewed the application and have not raised any objection.
38. Following initial objection from the Environment Agency, the applicant has worked closed with the EA and undertaken further work on the fluvial modelling and hydrology to inform the Flood Risk Assessment for this proposal. In line with this additional modelling work, the Environment Agency have withdrawn their objection in support of the proposal. The applicant's modelling confirms that the proposal will not adversely impact flooding of land or properties in the area despite location within Flood Zone 3 and would not adversely impact the functional floodplain in which it resides and is therefore, policy compliant in line with Core Strategy Policy CP1, MDD Local Plan Policy CC09 and Paragraphs 99-104 of the NPPF.

Landscape and Trees:

39. Core Strategy Policy CP3 states that planning permission will be granted for schemes that have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses and maintain or enhance the ability of the site to support fauna and flora including protected species. Core Strategy Policy CP1 states that planning permission will be granted for schemes that Maintain or enhance the high quality of the environment.
40. MDD Local Plan Policy CC03 states in point 2 that Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
- a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b) Promote accessibility, linkages and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways and bridleways
 - c) Promote the integration of the scheme with any adjoining public open space or countryside
 - d) Protect and retain existing trees, hedges and other landscape features
 - e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.

41. MDD Local Plan policy TB21 states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, considering the application site's J1 character including the landscape quality; landscape strategy; landscape sensitivity and key issues. TB21 further goes on to state that proposals shall retain or enhance the condition, character and features that contribute to the landscape.
42. As acknowledged within the site and character description above, the site falls within Landscape Character Area J1 'Wokingham- 'Winnersh Settled and Farmed Clay'. 'The Emm Brook flows through the area and its floodplain creates a green core through the urban areas'.
43. One of the key issues affecting the area is drainage operations which have resulted in loss of wetland habitats along the Emm Brook. The landscape strategy is to conserve the open character of the landscape between settlements and to enhance the existing urban/rural interface, of which further details have been requested through condition 9. One of the key aspects to be enhanced is the setting of the Emm Brook, where there are opportunities for habitat creation, particularly along the stream corridors. Enhancing wetland habitats associated with the Emm Brook through appropriate management and seeking to extend the area of wetland habitats through re-creation of wetlands including water meadows and wet woodland is one of the key landscape guidelines. In addition; the application proposes the conservation and enhancement of the integration of urban edges through wooded boundaries, hedgerows and large-species trees to provide visual screening and a positive interface between the built up and rural areas that provides an appropriate setting for Wokingham and Winnersh.
44. The installation of the footbridge and reprofiling (channel widening) to the south-central of the site will result in the removal of 5 trees as detailed within the submitted AIA. These 5 no. trees identified for removal are as follows; 2no. multi-stemmed Alders T10 and T11, 1no. Common Alder T18, 1 Crack Willow T22 and 1no. Hawthorn T12. The Alders are classified as 'B' quality No. 4404 and 4405 and the Hawthorn in minor in scale, ivy clad and suppressed. The South East Rivers Trust has been in contact with the Wokingham District Veteran Tree Association, who are supportive of the wider benefits of the scheme and acknowledge the minor loss of low quality landscape features. Several trees appear to be located very close to the channel edge such as the group T23-27 and details of their protection are contained within the submitted AIA and TPP. Compliance with these documents are appended to the application within Conditions 10 and 11.
45. Trees requiring works to facilitate the development include; T2-5 Willows to be coppiced, removal of scrub beneath T9 to allow access for silt removal. Where trees/native hedging and scrub is removed, replacements are secured as part of a site wide Landscape / Management Plan and soft landscaping scheme under Condition 8 and 9. Some further low-quality trees / scrub that may be required once the project is underway (para. 5,12 of Tree Report), however these will be suitably compensated and first approved in writing by the LPA secured via Conditions 8 and 9.
46. Tree protection is to be achieved by track mats over woodchip, and in more sensitive areas Hazel and Chestnut faggots will be used that can be left in situ for biodiversity gains and left to decompose naturally. The method of silt removal with a track

excavator using mats or faggots to protect the soil from compaction is acceptable. Further details of works and excavation that may come to light during construction has been secured by condition 10 in the form of an updated Arboricultural Method Statement.

47. The proposals meet with the recommendations contained within the Wokingham Borough Landscape Character Assessment (WBLCA) and are also compliant with Policy CC03 and Policy TB21, TB22 and TB23 of the MDD Local Plan. The proposals are compliant with CP1, CP3 of the Core Strategy and therefore are acceptable from a Trees and Landscape perspective.

Environmental Health:

48. Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD Local Plan which assesses the acceptability of a proposed development that emits noise. The Council will determine the effect the noise will have on nearby NSRs taking into account both daytime and night-time noise levels.
49. Construction and clearance of the proposed channel diversion are likely to involve the use of machinery including chain saws on a temporary basis. Local volunteers will be a key element to the project and that work therefore is assumed in part to occur outside normal working hours. To control the potential impacts to local amenities that this may have, the requirement for a submission of a 'Construction Environmental Management Plan' (CEMP), document which addresses noise and other environmental impacts such as burning that could have an adverse effect on residential amenity has been appended as Condition 6.
50. Though the construction phase of development would have minor impacts on the nearby receptors at 'Brookside', due to the temporary nature of the works and separation distance of c150metres away from the nearest residential dwelling within 'Brookside', these impacts are considered minor when weighed on balance with the significant ecological and geomorphological benefits. The temporary nature of the construction and enabling works would have minor impacts on the amenities of residents adjoining Brookside, however not to an extent that would warrant objection or an alternative stance taken on the application.

Ecology:

51. Core Strategy Policy CP7 states that development will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:
- i) Mitigation measures can be put in place to prevent damaging impacts; or
 - ii) Appropriate compensation measures to offset the scale and kind of losses are provided.
52. MDD Local Plan policy TB23 states that planning permission will only be granted for proposals where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

- a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing
 - b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation
 - c) Ensure that all existing and new developments are ecologically permeable.
53. Paragraph 175(d) of the National Planning Policy Framework states: “When determining planning applications, local planning authorities should apply the following principles: d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”
54. The proposal to reconnect the paleo channel and bypass the existing weir has a primary objective to overcome a barrier to fish passage that has been identified as an ecological reason for failure of the Emm Brook under the Water Frameworks Directive. Following review of the submitted application documents, the proposed development will provide an ecological enhancement to the river network and improve aquatic permeability.
55. The Council’s Ecologist has stated that significant survey effort has been undertaken for the local planning authority to be able to consider the likely presence (or otherwise) of protected species that might be affected by this development. The Council’s Ecologist is further satisfied that the current pond on site is unlikely to support a population of great crested newts currently, and the conversion to an online pond will not adversely affect this protected species.
56. The trees on site have been assessed for their bat roost potential through a ground level tree assessment. The trees with bat roost potential which are proposed to be felled or coppiced have had follow up activity surveys to a sufficient standard. Whilst these have not confirmed the presence of a bat roost in the trees at risk, the Council’s Ecologist has formed the view that the recommended precautionary mitigation measures proposed for the tree work should be implemented in order to minimise the risk to this protected species group. In line with the above, Condition 5 has been appended to the recommended approval to secure this.
57. As above, It is recognised that the current offline pond on the line of the paleo channel will be converted to an online pond. This will change the inherent properties of the pond and switch the suitability of the pond to a different set of species. The LPA are in agreement with the applicant’s ecologist’s assessment that it is unlikely that the online pond will be suitable to support successful breeding of the local frog population. The common frog has only very limited protection and is not currently recognised as a species of principal importance, however, does contribute to the current bio-diversity on site.
58. The functional loss of a frog breeding pond is not a matter that would require a protected species licence nor necessarily contravene Core Strategy policy CP7. However, it is important to recognise that this species has limited other suitable

breeding places within the public open space and so the impact of the development could be significant to the species.

59. Officers note that there is not conclusive survey effort to rule out that this pond is also used by common toad for breeding. Common toad is a species of principal importance and the use of a pond for breeding by this species would qualify the pond as being habitat of principal importance. Policy CP7 would only allow loss of a pond which is habitat of principal importance on the basis that sufficient compensation habitat of principal importance is created.
60. Following a precautionary approach, it is reasonable for the local planning authority to take the view that an offline compensation pond must be created within the public open space of Woosehill Meadows as a mitigation measure. Therefore, details covering an off-line mitigation pond have been secured via S106 which has been agreed by the applicant. A further Memorandum of Understanding (MOU) has been submitted by WBC in agreeing to provide land for this pond delivery and to maintain it following completion.
61. The applicant will be working closely with the LPA's Biodiversity officer and their own ecological consultant to ensure the timing for any works causes the least impact on the local ecology as possible. SERT have confirmed that works will not be undertaken during a frog spawning period, but there could be discussions on how to mitigate the ecological impacts such as removing a section of the dam that is maintaining the current water levels.
62. On this basis the proposals, subject to conditions are considered acceptable and are compliant with Policy TB23 of the MDD Local Plan. The proposals are compliant with CP1, CP3 of the Core Strategy and therefore are acceptable and supported from an Ecological perspective.

Sustainable Design/Construction:

63. The South East's and Loddon Catchment water resource issues justify a policy approach to meet full CfSH levels and minimum standards for water use. The Environment Agency 'Areas of Water Stress – Final Classification (2007)' shows that the Borough is an area of severe water stress. The Loddon Catchment acquires 55% of its water supply from groundwater.
64. Climate change combined with growing population and household formation and high-water usage rates will impact on water resources and water quality. The proposal has no significant impact on this, and would have a modest, positive impact on water retention with increased channel capacity (and the retention of the existing).

Public Rights of Way:

65. There are no public rights of way within the proposed development, however the Greenway Route D (Section 2.1), forming part of Greenway Project 47 will run through this site.
66. To ensure a holistic approach is taken, the Greenways team has discussed the proposal with the South East Rivers Trust to ensure that the two schemes will be linked to ensure that there will not be a conflict with the finished schemes, or during

construction. This said, the current application does not seek approval for the eventual Greenways 47 bridge, which will be submitted for consideration at a latter date. Therefore, there are no objections raised in regard to Public Rights of Way or Greenways.

Implementation:

67. The wider project is dependent on funding from the Environment Agency which is time limited. When considering the degree of works undertaken, significant socio-environmental benefits and the degree of special consideration given to existing biodiversity on site (which will inform the timescales of various stages of the project), to ensure the delivery of the works, a longer period of implementation has been secured via Condition 1 (timescales) of 5 years. Given the nature of the scheme, it is not one that has any significant impacts other than enhancements to the landscape which is in the public interest and therefore these special circumstances afford a longer period of implementation.

Employment Skills:

68. Though the proposal does not generate any additional employment opportunities, it does generate locally sourced volunteers, skilled and unskilled who will aid the removal of silt and carry out manual tasks to facilitate the diversion.

69. The applicant concurs, with reference to the submitted Planning Statement, that Local volunteers are a key element to this project, and one which opens up opportunities for community members to develop new skills in practical conservation delivery. This meets one of the UK Biodiversity Action Plan objectives, to 'increase public awareness and involvement'. Through the practical river restoration and 'yellow fish' urban diffuse pollution campaign, local schools will be engaged with to educate them on environmental issues. These educational and new skills opportunities will encourage the future 'green economy' in the Berkshire area. This delivers on the policy to 'connect people with the environment to improve health and wellbeing' outlined in the 25 Year Environment Plan.

Conclusion:

70. When weighing up the significant ecological and geomorphological benefits the scheme proposes, the scheme is in clear accordance with Core Strategy Policies CP1, CP3, CP6 and CP9, MDD Local Plan Policies CC01, CC02, CC03, CC09, TB21, TB22 and TB23, Paragraphs 99-104, 154 and 175(d) of the National Planning Policy Framework and the provisions within the Wokingham Borough Design Guide.

71. The significant ecological enhancements of improving aquatic permeability and improving these species resilience, combined with a sound layout in restoring the historic Paleo Channel, promotion of community cohesion and education, increased on site permeability, reduced flood risk and enhanced native landscaping will outweigh any minor harm to the application site's position within the sensitive J1 landscape locations, minor impacts to residential amenities during the construction and delivery and loss of low quality flora (with suitable mitigation secured as condition 8).

72. With the above in mind, the application is recommended for approval subject to the conditions outlined below in appendix 1 and subject to the Heads of Terms within the S106 legal agreement as outlined in the recommendation.

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

APPROVAL subject to the following conditions and informatives:

Timeframe for implementation

1. The development hereby permitted shall be begun before the expiration of five 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).

Approved details

2. This permission is in respect of the following submitted application plans, documents and drawings received by the Local Planning Authority:

Emm Brook Project – Location Plan

Emm Brook – Proposed Site Plan – Rev C

GHY-SERT-04-DOC-04B - Sewer Design document

GHY-SERT-04-DWG-11b - First sewer mod

GHY-SERT-04-DWG-25 Second sewer mod

Online Pond Details – Drg- 12

Typical Section – Drg – 7

Profile – Section 2A – Drg- 5

Profile – Section 1A – Drg- 4

Plan Overview – Drg – 1

MW-21-0124 – Arboricultural Impact Assessment – Rev E

ACAD_MW-21-0124- Tree Protection Plan – Rev E

Emm Brook, Woosehill - Bat Emergence & Re-Entry Survey (R2332a)

Bat Emergence & Re-Entry Survey report – Prepared by John Wenman Ecological Consultancy, ref: R2818/a, July 2021

Extended Phase 1 Ecological Survey – Prepared by John Wenman Ecological Consultancy, ref: R2207/c, April 2019

Phase 2 Ecological Surveys (Bats and Great Crested Newts – Prepared by John Wenman Ecological Consultancy, ref: R2220/b, May 2019

Emm Brook, Woosehill - Phase 2 Ecological Surveys ADDENDUM (R2708a)

A120099-TGEE-ZZ-XX-RP-C-0001 Rev P01 - AIP - SERT Bridges

Flood Risk Assessment dated 18th May 2022

Report – Flood estimation report – Emm Brook, dated 10th June 2022

Report – Model re-run for updated 100 year return period flows, Project UK 20-1057 Emm Brook, dated 18th May 2022

E5741-20190234-191795-02 drawing Southern Bridge A, Woosehill, Wokingham (24-06-2022)

E5741-20190234-221325-01 drawing Northern Bridge B, Woosehill, Wokingham (24-06-2022)

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.

Management and Maintenance Plan

3. No development shall be commenced until a management and maintenance plan (including SuDS) for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the LPA.

The 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. A contamination risk assessment also required before start of the works. This is to prevent pollution and fish in the existing brook during or after construction works. The approved 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 and pollution.

Culvert Method Statement

4. Prior to the removal of the 1no. Culvert currently on site, a method statement of removal (including pre-earthworks drawings) and temporary potential flood mitigation measures are to be submitted to the Local Planning Authority for approval in writing. The approved method statement shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation of drainage features serving the site and avoiding flooding during the construction phase of development.

Species of Principal Importance

5. Works are to be carried out in full accordance with the mitigation measures given in paragraphs 4.1.2 and 4.1.3 of the submitted Bat Emergence & Re-Entry Survey report (John Wenman Ecological Consultancy, ref: R2332/a, September 2019) unless otherwise agreed in writing by the council.

Reason: To ensure that bats, a protected and priority species (as per the NPPF), are not adversely affected by the proposal.

Construction Environmental Management Plan (CEMP)

6. Before commencement of the development hereby permitted a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the local planning authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CEMP, which shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;
- ii) loading and unloading of plant and materials;
- iii) piling techniques;
- iv) storage of plant and materials;
- v) programme of works (including measures for traffic management and operating hours);
- vi) provision of boundary hoarding and lighting, including hoarding to adjacent housing/gardens along the eastern boundary of the site. During construction the 2 areas of retained woodland will be screened using impermeable material of at least 2.4m in height in a neutral or dark colour;
- vii) protection of important trees, hedgerows and other natural features;
- viii) details of proposed means of dust suppression and noise mitigation;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction;
- xii) measures to ensure no significant on-site fires during construction;
- xiii) monitoring and review of the CEMP;
- xiv) implementation of the CEMP through an environmental management system;
- xv) details of the temporary surface water management measures to be provided during the construction phase;
- xvi) details of the excavation of materials and the subsurface construction methodology;
- xvii) details of the haul routes to be used to access the development; and
- xviii) appointment of a Construction Liaison Officer.

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3.

Access Plan

7. Before the commencement of the development hereby approved, an access plan shall be submitted for approval in writing from the LPA. This access plan should detail safe pedestrian routing/ pathways through the application site, having sufficient clearance with maintenance/ construction vehicles should be provided and maintained as approved at all times.

Reason: To ensure that access to green infrastructure for residents are not prejudiced by the development hereby approved. Relevant policy CP1 and CP3.

Landscape Proposals

8. Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed levels or contours, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure. 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 are proposed to be removed, or within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

Landscape Management Plan

9. 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 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 hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Arboricultural Impact Assessment

Works shall be carried out in accordance with the hereby approved MW-21-0124 – Arboricultural Impact Assessment – Rev E received by the LPA on 02/06/2023. No development or other operations shall take place except in complete accordance

with the details as set out in the Arboricultural Method Statement so-approved (hereinafter referred to as the Approved Scheme). If upon commencement of development further tree works are required, the applicant is to submit an updated Arboricultural Impact Assessment to cover these works where they deviate from the hereby approved scheme for approval in writing by the LPA.

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.

11. Tree Protection

a) No development or other operation shall commence on site until the tree protection measures approved within the approved ACAD_MW-21-0124- Tree Protection Plan – Rev E received by the LPA on 02/06/2023 shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

b) Implementation of the measures for tree protection identified on the Approved Scheme shall be overseen by a project arboriculturist who shall provide written confirmation to the Local Planning Authority that the measures have been implemented, within 7 working days of their completion.

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 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.

Informatives

1. The applicant is advised that the planning approval should be read in conjunction with the S106 dated INSERT.
2. Adequate precautions shall be taken during the construction/ set up period to prevent the deposit of mud and similar debris on adjacent highways.
For further information contact Corporate Head of Environment on tel: 0118 974 6302.
3. Any trees planted in connection with the development should be done so in accordance with the SGN tree planting guidelines, as outlined in section 20 of SGN document referenced SGN/PM/MAINT/5.
4. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
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. The applicant should note that though indication of the Greenways Bridge has been provided within the submitted documents for illustrative purposes, this permission does not stipulate approval of these works and a separate application may need to be submitted for its consideration at a latter date.

APPENDIX 2 - Parish Council Comments

PLANNING REF : 203617
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 10/03/2021

COMMENTS:

The Committee support this application but have following comments.

&65533;Can the habitat of the frogs be protected?
&65533;Could the jubilee oak tree in work compound be protected? &65533;Would
it be possible to relocate bridge slightly to save removal of trees?
&65533;Concern over bridge height being adequate.