

Agenda Item 44.

Application Number	Expiry Date	Parish	Ward
222304	13/10/2022	Shinfield	Shinfield South

Applicant	Mr R Mellett
Site Address	Land Adjacent To Lane End House, Shinfield Road, Shinfield, RG2 9BB
Proposal	Full application for the proposed erection of 6no. dwellings, with associated landscaping and access.
Type	Full
Officer	Adriana Gonzalez
Reason for determination by committee	Listed by Councillor Jim Frewin on the following grounds: <ul style="list-style-type: none"> - Parking - Drainage - Tree retention - Site is outside of the SDL

FOR CONSIDERATION BY	Planning Committee on Wednesday, 12 October 2022
REPORT PREPARED BY	Operational Lead Development Management
RECOMMENDATION	APPROVAL subject to Conditions and Informatives and completion of S106 to secure the following: <ul style="list-style-type: none"> - Affordable Housing - Infrastructure Contributions for South of M4 SDL - Site Road Management

SUMMARY

The application proposes the erection of 6no dwellings on the site with associated access and landscaping. The proposed development would comprise a mix of 3 x 4bedroom detached dwellings (units 2, 3 & 6); 1 x 3 bedroom detached dwelling (unit 1); and a pair of 3 bedroom semi-detached dwellings (units 4 & 5). Each dwelling would benefit from private parking and garden area. access to the site would be provided from the existing private Brookers Hill cul-de-sac.

The site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Notwithstanding, it also falls within the South of the M4 Strategic Development Location. Its location within the SDL is considered to result in the provision of a site that is nonetheless considered a sustainable location for development. The site, whilst not originally identified for housing within the SDL, would sit comfortably within the built up area of Shinfield, providing future occupants of the new homes with good access to a wide range of local services. The contained nature of the site within the residential development of Brookers Hill to the south-east and a clearly defined green boundary to the north-west means that development does not visually sprawl beyond existing limits into the wider countryside.

Of relevance is the fact that this site was put forward within the 'call for sites' process of the Local Plan Update. Whilst the LPU is still in relatively early stages, the application site has been assessed as being potentially suitable for development through the Housing and Economic Land Availability Assessment (HELAA). Notwithstanding the above, the LPU is at a fairly early stage of preparation and at the time of writing has limited weight in the decision

making process. In accordance with advice contained within the NPPF, refusing the application on grounds of prematurity would not be justified in this instance as the proposed development is not so substantial in itself nor would it contribute to a cumulative effect that would undermine the plan-making process.

The NPPF is clear that where a development does not result in significant harm and is sustainable, it should be supported. The location of the development is considered to be sustainable and would allow easy and safe access to facilities and services. The proposal would provide public benefits by contributing to the implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative, which would benefit a wider population than just those residing on the site and providing improved connections with the SDL. The policy compliant provision of onsite affordable housing (2 units) would be a notable benefit of the scheme, and it is noted that securing the delivery of such suitable and sustainable sites, is far more preferable than accepting unsatisfactory, less sustainable sites elsewhere in the borough.

There are no objections to the proposal with regard to highway safety, parking, trees including protected trees, drainage and flooding, ecology, archaeology, environmental health, nor would the development result in detriment to adjoining residential amenities. There are no other material planning considerations of significant weight that would dictate that the application should be refused in line with the NPPF. Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement to secure onsite affordable housing and infrastructure contributions for the South of the M4 SDL.

RELEVANT PLANNING HISTORY		
Application Number	Proposal	Decision
213681	Full Planning Application for the Development of 6no dwellings with associated landscaping and access.	Pending consideration. Appeal against non-determination.
163327	Full planning application for the proposed erection of 6no dwellings with associated landscaping and road layout on land north west of Lane End House.	Refused 03/04/2017

DEVELOPMENT INFORMATION	
Site Area	0.3Ha
Proposed units	6
Proposed density - dwellings/hectare	18.1 dph
Number of affordable units proposed	2 x 3bed onsite plus commuted sum in lieu of 0.1 units
Previous land use	Undeveloped land (Former demise of commercial Lane End House)
Existing parking spaces	0
Proposed parking spaces	14 total (2 allocated for each dwelling; 2 unallocated)
CONSTRAINTS	<ul style="list-style-type: none"> • Countryside (access located within the development limits)

- Strategic Development Location – South of the M4
- Affordable Housing Threshold
- Bat Roost Habitat Suitability
- Nuclear Consultation Zone - AWE Burghfield: Outer Zone
- Tree Preservation Order 1682/2019
- Landscape Character Assessment Area J3 'Spencers Wood Settled and Farmed Clay'
- Thames Basin Heaths SPA Mitigation Zones – 7Km
- Potentially contaminated land consultation zone
- Local Plan Update proposed allocated site

CONSULTATION RESPONSES	
Berks, Bucks and Oxon Wildlife Trust	No comments received
Berkshire Archaeology	No objection subject to condition
Natural England	No comments received
Thames Water	State they have no comments
WBC Biodiversity	No objection subject to conditions
WBC Economic Prosperity and Place (Community Infrastructure)	No objection subject to onsite affordable housing being secured
WBC Planning Policy	No objection
WBC Drainage	No objection subject to condition
WBC Education (School Place Planning)	No comments received
WBC Environmental Health	No objection subject to conditions
WBC Highways	No objection subject to conditions
WBC Trees & Landscape	No objection subject to conditions
WBC Cleaner & Greener (Waste Services)	No comments received
WBC Emergency Planning	Objection (details below)
WBC Green Infrastructure	No comments received

REPRESENTATIONS

Town/Parish Council: Shinfield PC Raised objections on the following grounds:

- Parking – Unit 1 requires at least one additional parking space (**see para 38**)
- Drainage – the site is at the top of a hill and presently, rainwater cascades down the road during heavy rainfall (**see para 45**)
- Tree retention - The trees presently on the site represent both noise and visual barriers to the M4 motorway and the loss of these trees will be detrimental to the wider community (**see para 47-50**)
- Site is outside of the SDL and construction access via the existing development would not be practical. (**site forms part of the South of the M4 SDL**)
- Access to the site appears to remove a section of grass area which is currently maintained by Shinfield PC

Local Members: Cllr Jim Frewin raised objections on the following grounds:

- Parking – Unit 1 requires at least one additional parking space (**see para 38**)
- Drainage – the site is at the top of a hill and presently, rainwater cascades down the road during heavy rainfall (**see para 45**)
- Tree retention - The trees presently on the site represent both noise and visual barriers to the M4 motorway and the loss of these trees will be detrimental to the wider community (**see para 47-50**)
- Site is outside of the SDL and construction access via the existing development would not be practical (**site forms part of the South of the M4 SDL**)

Neighbours: Nine letters of objections from local residents of Brookers Hill on the following grounds:

- Site outside of the SDL (**site forms part of the South of the M4 SDL**)
- Previous refused application on site for a similar proposal (**noted**)
- Overdevelopment of the site (**see para 23**)
- WBC HELAA deems the site capacity to be 5 dwellings (**this is an estimate and not a definitive number**)
- Loss of trees or hedgerow will be detrimental. Trees subject to TPO (**see para 47-50**)
- Impact on wildlife (**see para 53-57**)
- Existing access road not suitable for heavy plant, machinery or HGVs (**not a material consideration**)
- Road safety concerns (**see para 33-35**)
- Loss of amenity for existing properties (**see para 28-29**)
- Social/affordable housing not in keeping with existing development of Brookers Hill (**see para 67-69**)
- Insufficient visitor or unallocated parking spaces (**see para 38**)
- Damage to existing properties during construction (**not a material consideration**)
- Proposal does not comply with policy CP11 of the Core Strategy (**see para 4-19**)
- Loss of privacy to neighbouring dwellings (**see para 28-29**)
- Additional pollution (**see para 59 & 61**)
- Limited public facilities (**see para 41**)
- Loss of visual amenity (**see para 25**)
- Proposed refuse collection is not adequate (**see para 62**)

PLANNING POLICY

National Planning Policy Framework (NPPF)

National Design Guide

National Planning Practice Guidance

Core Strategy (CS)

CP1 – Sustainable Development

CP2 – Inclusive Communities

CP3 – General Principles for Development

CP4 – Infrastructure Requirements

CP5 – Housing Mix, Density and Affordability

CP6 – Managing Travel Demand

CP7 – Biodiversity
CP8 – Thames Basin Heaths Special Protection Area
CP9 – Scale and Location of Development Proposals
CP11 – Proposals Outside Development Limits (Inc Countryside)
CP17 – Housing Delivery
CP19 – South of the M4 Strategic Development Location Appendix 7 – Additional Guidance for the Development of Strategic Development Locations - Pages 103-106

Adopted Managing Development Delivery Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield
TB05 – Housing Mix
TB07 – Internal Space Standards
TB21 – Landscape Character
TB23 – Biodiversity and Development
TB25 – Archaeology

Other

Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List
Affordable Housing Supplementary Planning Document
Sustainable Design and Construction Supplementary Planning Document
South of M4 SDL SPD
Shinfield Neighbourhood Plan

PLANNING ISSUES

Description of Development:

1. The application site comprises an undeveloped field located to the south of the M4 motorway in Shinfield. It is an asymmetrical parcel which is bounded to the north and west by land part of the demise of the commercial Lane End House; and to the east and south by residential development along Brookers Hill.
2. Planning permission is sought for the proposed erection of 6no dwellings within a parcel of land formerly part of the former demise of the commercial property known as Lane End House. The proposed development would comprise a mix of 3 x 4bedroom detached dwellings (units 2, 3 & 6); 1 x 3 bedroom detached dwelling (unit 1); and a pair of 3 bedroom semi-detached dwellings (units 4 & 5). Each dwelling would benefit from private parking and amenity area.

3. Access to the site is proposed from an existing private Brookers Hill cul-de-sac which was implemented under planning permission F/2015/0168. The proposal would seek to extend this off through a T-shaped turning head to serve the proposed development.

Principle of Development:

4. Section 38(6) of The Planning and compulsory purchase Act 2004 requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case the Development Plan comprises the Core Strategy (CS) and the Managing Development Delivery Local Plan (MDD), which are read alongside the NPPF.

Core Strategy and the Managing Development Delivery Local Plan

5. 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 Local Plan sets out the development limits for each settlement as defined on the policies map. Policy CP9 of the Core Strategy sets out that development proposals located within development limits will be acceptable in principle, having regard to service provisions associated with the major, modest and limited categories.
7. However, the application site is located outside of the Core Strategy defined settlement boundaries and therefore, in policy terms, it is located within the countryside. Policies CP9, CP11 of the Core Strategy and Policy CC02 of the MDD Local Plan are therefore relevant and seek to restrict development outside settlement boundaries other than in a few limited circumstances. The application scheme would not meet any of the cited exceptions criteria. The Shinfield Neighbourhood Plan Policy 1 advises that development adjacent to the development limits will only be supported where the benefits of development outweigh its adverse impacts.
8. Whilst the site falls within the countryside, it also lies within the South of the M4 Strategic Development Location wherein policy CP19 of the Core Strategy is relevant. Its location within the SDL is considered to result in the provision of a site that is nonetheless considered a sustainable location for development. The objectives cited within the above referenced policies would be met through the development proposals, in that the separate identity of settlements would be protected, the quality of the environment would be maintained and the development would be located where there is good access to services and facilities.
9. The rationale for creating the four SDLs within the borough, was in order to provide a strategic response to the requirement to provide at least 13,487 new dwellings with associated development and infrastructure in the period 2006- 2026 as identified within Core Strategy policy CP17. Wokingham identified that the majority of new residential development would be delivered in four SDLs in order to strategically plan for and deliver the social, environmental and highways infrastructure necessary to support this significant population growth; whilst at the same time protecting other more sensitive areas of the borough from inappropriate and unsustainable development. The site whilst not originally identified for housing within the SDL, it would sit comfortably within

the built up area of Shinfield, providing future occupants of the new homes with good access to a wide range of local services. The contained nature of the site within the residential development of Brookers Hill to the south-east and a clearly defined green boundary to the north-west means that development does not visually sprawl beyond existing limits into the wider countryside.

10. It should be noted that the site was put forward within the 'call for sites' process of the Local Plan Update, and whilst the LPU is still in relatively early stages, the application site has been assessed as being potentially suitable for development through the Housing and Economic Land Availability Assessment (HELAA). Whilst this process is still underway and the LPU is currently of limited weight in the decision-making process, the proposed allocation is indicative of the Council's approach to provide sustainable new development in such locations.

National Planning Policy Framework and Housing Land Supply

11. The NPPF is a material consideration in the decision-taking process. The NPPF places sustainable development at the heart of the decision-taking process incorporating objectives for economic, social and environmental protection. These objectives seek to balance growth and local community needs against protection of the natural, built and historic environment. In providing for sustainable development, the NPPF requires Local Planning Authorities to identify a five-year supply of specific deliverable sites to meet housing needs.
12. It should be noted that, notwithstanding the Council's last published deliverable housing land supply position concluding 5.10 years, Inspectors in several recent appeal decisions have found the supply to be marginally less than five years. Whilst elements of the appeal findings are disputed, in light of these decisions, and emerging monitoring information showing that the deliverable land supply will be less than five years when a new assessment is completed in the coming weeks, the Council has accepted for the purposes of decision making that the deliverable housing land supply is less than five years.
13. This means that the most important policies relating to housing delivery in the borough's Local Plan are considered to be out of date and therefore can only be afforded limited weight. Planning applications for new housing in countryside locations therefore have to be considered in line with Paragraph 11d) of the NPPF which states that, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, the presumption in favour of sustainable development requires permission to be granted unless either:
 - (i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
14. In considering the requirements of Paragraph 11d), the site does not lie with any direct relationship to any protected areas, designated land or assets. Consideration therefore turns to criteria ii) which requires a balancing exercise as to whether any adverse impacts of granting permission would significantly or demonstrably outweigh the

benefits of the development. All aspects pursuant to the development are considered below, with this statement returning to Paragraph 11d) by providing an overall planning balance against the principles of sustainable development when the policies of the NPPF when taken as a whole.

Sustainable development

15. The NPPF places an emphasis upon delivering sustainable development incorporating objectives for social, economic and environmental protection. These objectives are also referenced within Policy CP1 of the Core Strategy and Policy CC01 of the MDD Local Plan.
16. The social objective would be met by the contribution the site makes towards the local housing stock, along with securing the provision of affordable housing. This contribution towards the Borough's identified shortfall in housing land supply is afforded positive weight; noting the Government's objective of significantly boosting the supply of homes. A mix of dwellings would also be secured and occupants of the development would additionally contribute towards the local community and therefore the proposal can reasonably be considered to fulfil a positive social role.
17. Economically, the development would undoubtedly contribute to the local economy. The initial construction period would benefit business and provide moderate spin offs trade from wage spending and supplier sourcing. Once occupied, the 6 properties would contribute to the local economy with consumer spending on goods and services within the immediate and wider area. There would also be an initial level of spending by the occupants to 'make a house a home'. These benefits can reasonably be considered to fulfil a positive economic role.
18. Environmentally, the proposal could reasonably be expected to demonstrate a degree of inherent sustainability through compliance with current local plan energy efficiency objectives and up to date Building Regulations standards. The development would also come forward with a package of tree protection, landscape and biodiversity enhancements. The location of the site would also allow occupants to access local services without the reliance on private vehicles, this includes a shop, pub, playground and bus stop within easy walking distance. This would accord with NPPF objectives to move towards more sustainable transport modes and contribute to the implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative, which would benefit a wider population than just those residing on the site and providing improved connections with the wider SDL. These are considered positive environmental outcomes.

Conclusion on the principle of development

19. Whilst the site is located within the countryside and would ordinarily be resisted in principle by local plan policies, Paragraph 11d) of the NPPF is engaged. In this regard, the site is not within an area or affects assets of particular importance; it is currently undeveloped land in a sustainable location. As such, it is considered to be a suitably available windfall development site which would bring with it a number of economic, social and environmental benefits that fulfils the overarching objectives of the NPPF. The principle of development is therefore acceptable in this instance subject to an assessment against all other relevant policies of the local plan.

Character of the Area:

20. Policy CP3 of the Core Strategy requires that new development is appropriate in terms of its scale, activity, mass, layout, built form, height, materials and to the character of the area in which it is located. New development must be of a high quality design without detriment to the amenities of adjoining land users and occupiers.
21. The site is within Wokingham Borough Landscape Character Assessment (WBLCA) Area J3 'Spencers Wood Settled and Farmed Clay'. It is accessed via a filter lane off Shinfield Road which is a Green Route. The WBLCA recognises that the area has a rural character but is strongly influenced by its proximity to Reading. The site is an open field set back from the main road to the south and east and it is within the highpoint of the clay ridge from where the land descends sharply to the motorway, cutting across the neighbouring field slope to the north. The immediate surrounding area to the east and south is characterised by detached dwellings of varying types and plot sizes.
22. The proposal includes the erection of 6no new dwellings arranged along a cul-de-sac and with a mix of 3 and 4 bedroom houses. The scheme is not required to cater for a specific type, but instead provide a mix of dwelling types in order to accord with the Core Strategy and MDD Local Plan. It is considered that the proposal achieves this and is acceptable in this respect.
23. The proposed design layout is slightly different from that submitted under previously refused application 163327. The size of the units have been decreased and this allows for a single detached dwelling on the northern plot and a pair of semi-detached dwellings on the north-west side. This new arrangement would allow for a triangular space that contains the majority of the significant (protected) trees on the site. The dwellings would sit comfortably within their plots with substantial areas to provide additional landscaping. The proposed scheme minimises the impact on the retained and protected trees and shading of gardens. Furthermore, the proposed site layout includes single driveways to units 2, 4 & 5; units 3 & 6 would have wider driveways and unit 1 parking to the side of the road, all of which provides a variation in width, position and colour in relation to the dwellings.
24. The dwellings proposed would be of a typical two storey design with half-hipped roofs. This would be reflective of the character of the area which is dominated by two storey properties of differing scales including those along the access road leading to the application site. Proposed external materials would be also reflective of its surroundings with the use of traditional materials including brick and slate, render and aluminium, glass and timber for fenestrations. These are considered appropriate given there is no particular style of development in the immediate vicinity of the site. In order to ensure that final features are acceptable, it is considered necessary to impose condition 3 requiring materials to be submitted for approval.
25. The dwellings are proposed to be sited more than 80m from the Hollow Lane street frontage. The proposal, being well contained within the site where existing trees and hedgerows to the boundaries which are to be retained, would have restricted views from the public realm and therefore, whilst there would be an increase in built form within the countryside, the development would not result in a harmful impact on the landscape and character of the area, and thus the quality of the environment would be maintained. Additional soft landscaping proposals including the mixture of native trees

and hedges along with ornamental shrub species for the gardens will create an attractive setting to the dwellings.

26. In summary, the proposal is considered to be acceptable in terms of density, mix, scale, layout and design, subject to conditions, in accordance with the Core Strategy, MDD Local Plan and the Borough Design Guide.

Neighbouring Residential Amenities:

27. Core Strategy Policy CP3 requires that new development should be of a high quality of design, it should not cause detriment to the amenities of adjoining land users. Separation standards for new residential developments are set out in section 4.7 of the Borough Design Guide.
28. The proposed dwellings, given their ample separation distance from the surrounding residential properties and between them would not result in any overbearing or overshadowing impacts. In terms of overlooking, Units 1-3 would be located circa 10-18m from the boundary and over 28m from away from the rear of dwellings to the south of the site. Unit 1 would be also located at a separation of circa 26m from the side elevation of the nearest neighbouring dwelling to the east along Brookers Hill, and there would be approximately 15m between the front elevations of units 1 and 4. All these separation distances are acceptable in accordance with the Borough Design Guide and so no mutual overlooking impact is expected from the proposal.
29. It is considered that overall the proposed development will have an acceptable impact on the amenity of neighbouring occupiers with respect to overlooking, overshadowing and overbearing impacts.

Amenity Space for Future Occupiers:

30. The Borough Design Guide specifies a minimum depth of 11 metres for rear gardens and a 1 metre set-back from the site boundary to allow access thereto. The submitted Plans show that units 2, 3, 5 & 6 would have rear gardens of irregular depth but all in excess of 11m in depth, whilst units 1 & 4 would have rear gardens of circa 10.5m in depth. Notwithstanding, given the width of the plots between 10-11m, they would be capable of accommodating typical garden activities with adequate levels of privacy. It follows that the proposal will provide a suitable level of private amenity space for the dwellings.
31. It is noted previous concerns on application Ref. 163327 over the proximity of the dwellings to the existing tree canopies, which could result in rear gardens of poor quality rear due to being significantly overshadowed. In this respect, the proposed site layout has been revised in comparison to that submitted under application 163327, and there is now a triangular space proposed between units 3 and 4 that contains the majority of the significant trees on the site. The new site layout arrangement demonstrates that shading from existing trees will be mostly outside of rear gardens, although there will a little shading to unit 4 but only during part of the afternoon. On this basis, proposed rear amenities for the dwellings are considered acceptable.

Internal Space Standards:

32. Policy TB07 of the MDD and Policy R17 of the Borough Design Guides requires adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard 2015 sets that a minimum standard of 93sqm for a 3bed property and 97sqm for a 4bed property. The proposed dwellings would significantly exceed the national minimum requirements with units 1, 4 & 5 (3bed) having 116sqm, 120sqm & 120sqm respectively; whereas units 2, 3 & 6 (4bed) would have 162sqm each. The proposed dwellings will therefore provide an acceptable standard of accommodation for future occupiers.

Access and Movement:

Highway Network and Traffic Impact:

33. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that new residential development should mitigate any adverse effects on the existing highway network.
34. The application is accompanied by a Transport Statement (TS) which assesses the impact of development, both in terms of the traffic generated by the development itself and in the context of the cumulative impact of additional residential development within the neighbouring SDL. WBC trip rates have been used for this assessment and Crash Map has been used to assess any casualty accidents in the area of the site. Two accidents occurred in 2018 and 2020 and the junction of Brookers Hill and Hollow Lane and therefore not considered directly relevant to the proposed development. The submitted TS has been reviewed by the WBC Highways Officer who has indicated it is unlikely that the proposed development would have an adverse impact on the highway network.
35. Due to the location of the development site, the WBC Highways Officer has indicated a Construction Method Statement will be required. This will be secured by condition 12.

Access and Site Layout:

36. The proposed development will be accessed from the existing private Brookers Hill cul-de-sac. It is proposed to provide a 4.8m wide access road with a 2m wide footway on the south side. The carriageway width follows the width of the existing road. A 2m footway is proposed on both sides to facilitate and enable safe pedestrian access to these dwellings which is acceptable. These pavements would be recommended to be used as service margins.
37. Pedestrian visibility splays of 2m x 2m have been provided for any driveways/parking spaces that cross pedestrian routes which is acceptable. Any obstructions within the splays must be maintained to be no higher than 0.6m which will be secured via condition 13.

Parking and Cycle Parking:

38. Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Proposed Site plan shows that there will be at least 4 parking areas

which are indicated across the site. This is based on WBC's Parking Standards which is acceptable. Each dwelling would benefit from at least 2no parking spaces and this level of parking is considered acceptable to serve the development. It is proposed 1 visitor space and 1 unallocated space to serve the development which is acceptable. The proposed driveways are of an acceptable width and have acceptable reversing distance and safe manoeuvring. No objections have been raised by the WBC Highways Officer on this ground.

39. Electric vehicle charging point shall be indicated for all private driveways in accordance with WBC highway design guide. Whilst this has been included in the text of the TS, no information has been provided on the level of charging units been proposed. This will be secured via condition 16.
40. Cycle parking for each dwelling are shown on the proposed Site Plan with direct access from the driveways into the rear gardens. The TS indicates that these will be provided in secure sheds and with 2 or 3 spaces depending on the number of habitable rooms to accord with WBC Parking. This is acceptable. Details of this will be secured by condition 15.

Sustainability:

41. The TS sets out details of public transport, walking and cycling facilities that would be available for the proposed dwellings. Although WBC Highways Officer considers that some key destinations would have medium/low levels of accessibility for pedestrians (e.g. primary schools), the development would have good access to the Hollow Lane bus stops (which provide a good level of service between Reading and Arborfield), and is also well-situated for cycling. The Officer considers that the cycling and bus options available could provide acceptable alternatives to the private car. No objections are therefore raised in this respect.

Financial Contributions:

42. In order to encourage use of non-car modes, a contribution is being sought towards implementation of the South of M4 public transport strategy delivery as well as to the Council's 'My Journey' initiative. In this case, a contribution of £520/residential unit will be required for My Journey and a further contribution of £368 per residential unit for the South of M4 public transport strategy delivery. Both of which would be secured through the associated S106 agreement.

Site Road Management:

43. As the development site is off an existing private road the proposed site road will also need to remain private. A S106 agreement is required to secure this including details of the management company set up to look after the maintenance of the road, the Borough's inspection fee and the Advance Payments Code (APC) bond.
44. WBC operates the Advance Payments Code (APC), whereby a bond to the cost of making up the roads is required on commencement of construction of any buildings fronting the road. This applies regardless of whether or not the roads are to be adopted. The bond is discharged either upon completion of a S38 adoption agreement or once private roads have been completed to a satisfactory standard.

Flooding and Drainage:

45. The development is in Flood zone 1 and low risk from surface water flooding according to the Environment Agency mapping. There will be increase in impermeable area as a results of the proposals. A Drainage Report (GTA Civils & Transport Ltd, July 2021) has been submitted in support of the application. The applicant has also provided drawing no. 11357/1101 showing drainage layout. The WBC Drainage Officer is satisfied with the information provided and has raised no objections to the proposal, conditioned to see exceedance route plan as where runoff flows with direction and arrows. This will need to be secured by condition 11.

Landscape and Trees:

46. Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character. R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements housing.
47. There are trees on the site and within the northern site boundaries protected by TPO1682/2019 consisting of single and groups of trees including; Scots Pine, Sycamore, single and groups of Poplar.
48. An Arboricultural Impact Assessment including Tree Survey, Tree Protection Plan and Arboricultural Method Statement has been submitted with the application. There are 4 trees proposed for removal all along the southern boundary; 2 Poplar T51b and T51c, 1 Western Red Cedar T46, all category U, and T51 Sycamore 'C'. These trees are not included in the TPO and their removal is acceptable. The Tree Protection Plan Ref. TPP-525-06 Rev. A 4/2021 is also acceptable.
49. All the protected trees are in the northern section of the site, and these have been retained within the northern boundary of the gardens of units 5 & 6 and within a triangular area given over to the remaining protected trees between units 3 & 4. At least a third of the root protection area of T63 Scots Pine (protected) is included within an area of hard landscaping from the access road to Unit 3. However, this area is proposed as 'No Dig' and a typical cross section diagram is included on the Tree Protection Plan. Permeable block paving is proposed to some of the hard surfacing which also includes tarmac. The variation in texture and colour of the paving types is an important feature of the design providing more interest and detail, as well as importantly making sure that the RPA of T63 has plenty of access to water, soil nutrients and air. This can be included as part of scheme of landscaping.
50. The proposed scheme minimises the impact on the retained and protected trees and shading of gardens with just one small area of shading to unit 4 only during part of the afternoon. Likewise, the Landscape Masterplan Strategy is acceptable. The WBC Trees and Landscape Officer has raised no objections to the proposals. Condition 6 is recommended to secure appropriate landscaping scheme. Condition 19 is recommended to secure the protection and retention of existing trees.

Ecology:

51. Paragraphs 170 and 175 of the National Planning Policy Framework recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused. Opportunities to incorporate biodiversity in and around developments should be encouraged. CP7 of the Core Strategy and TB23 of the MDD Local Plan relate to ecology, biodiversity and development.
52. The application is accompanied by an updated Preliminary Ecological Appraisal (John Wenman Ecological Consultancy, May 2021, Ref: R2769/a) which has been undertaken to an appropriate standard and builds upon previous ecological reports including that for application 163327. It is also accompanied by a Reptile Survey (John Wenman Ecological Consultancy, August 2021, Ref: R2833/a).

Habitats:

53. Habitats on site comprise predominantly neglected grassland with native hedge boundaries and mature poplar trees, ruderal vegetation, hedgerows and scattered trees. These habitats are not priority habitats, nonetheless, the hedges and vegetation on the site are likely to be used by nesting birds, and as such, any vegetation clearance will need to be undertaken outside the bird nesting season (March - August inclusive). This will be secured via condition 10 to require a construction environment management plan for biodiversity.

Reptiles:

54. The Reptile Survey report has been undertaken to an appropriate standard and concludes that the site is highly unlikely to support reptiles. The WBC Ecology Officer has raised no objections to this aspect.

Bats:

55. The hedges around the site offer commuting and foraging opportunities to bats and two poplar trees were assessed as having potential to host bat along with a Scots Pine which possesses a mounted bat box). As these trees are to be retained, the risk of the proposals adversely affecting bats is considered to be minimal. No objections have been raised by the WBC Ecology Officer.
56. The Preliminary Ecological Appraisal states that the dark corridors along the site boundaries offer commuting and foraging opportunities for bats. Furthermore, paragraph 185 of the NPPF states that planning decisions should limit the impact of light pollution from artificial light on nature conservation. As such, condition 9 is recommended to ensure that a wildlife friendly lighting scheme is provided.

Other Protected Species:

57. The report states that the site does not provide suitable terrestrial habitat for any species of herpetofauna and no signs of great crested newts and amphibians were observed during the survey. Although there is a badger sett 800m from the site, no evidence of badgers was recorded during the ecological survey. As such there should

be no adverse effects on the above protected species. No objections have been raised by the WBC Ecology Officer.

Biodiversity Enhancements and Net Gain:

58. In accordance with paragraph 180 of the NPPF, which states that “opportunities to incorporate biodiversity in and around developments should be encouraged” details of enhancements for wildlife will need to be provided such as integral bird and bat boxes, reptile and hedgehog refugia, insect hibernacula for invertebrates, and wildlife-friendly landscaping. The assessment will need to include details of how the proposals will result in a net gain in Biodiversity units as measured using the DEFRA 3.1 metric. This will be secured via condition 8.

Environmental Health:

Contamination:

59. The application site is listed as potentially contaminated according to the Council’s mapping system. A Phase 1 Desktop Study and Preliminary Risk Assessment (Your Environment, Ref. YEX2153, July 2021) has been submitted with the application. The report concludes that it has been identified one or more potential material sources of contamination within the site itself or the surrounding area that may, if present, represent a risk of harm to future users of the development. Therefore, it is recommended that a Phase 2 site investigation is carried out to determine the actual pollution linkages and to quantify the risk to the receptors. The report also recommends that further development works on the site do not take place until this investigation has been completed and reported. Condition 5 will secure this.

Noise:

60. The application site is 100m south of the M4 and will be therefore subjected to high levels of road traffic noise. A Noise Impact Assessment (MRL Acoustics Ref: MRL/100/1730.1v1, May 2021) has been submitted with the application. It indicates that the development site is exposed to moderate levels of environmental noise during both the daytime and night-time due to road traffic noise. As such, it sets out noise mitigation measures to protect future residents from noise. Implementation of the noise mitigation scheme will be secured via condition 21.
61. In order to ensure that the existing residential amenities of adjoining and nearby occupiers are protected during construction, condition 20 relates to permitted hours of work during construction, and condition 12 requires the submission of a construction method statement.

Waste Storage:

62. Policy CC04 of the MDD Local Plan requires adequate internal and external storage for the segregation of waste and recycling as well as provision for green waste and composting and an appropriate area for ease of collection. The submitted Landscape Masterplan Strategy shows bin storage for each property to be located at the frontage of each plot. The WBC Highways Officer has indicated that the correct dimensions of the refuse vehicle have been used on plan 11357/101 which is acceptable. Whilst the measurements for carrying refuse from all dwellings has not been included, the Officer

has carried out an assessment on all dwellings, and these are within the accepted carrying distance. No objections are therefore raised on this ground. Details of waste storage will be secured via condition 18.

Archaeology:

63. The site is within an area of archaeological potential. Berkshire Archaeology have advised the following:

“The site in question, whilst having no archaeological features known within it, lies in a landscape rich in archaeological remains, and itself has never been investigated, to the best of our knowledge. There are over 100 features recorded in the Berkshire Archaeology Historic Environment Record within a 1 km radius of the site, ranging from prehistoric flint hand axes and flakes, through Iron Age and Roman enclosures, pits, and pot sherds, to medieval moated sites and Tudor structures.”

64. Given the scale of the proposed development, there is therefore a potential for the construction to impact heritage assets of archaeological interest, and so a scheme of archaeological works is required. This will be secured via condition 7.

Community Infrastructure Levy:

65. The application is liable for CIL payments because it involves 6 new residential dwellings on site. It is payable at £365/m² index linked.

Thames Basin Heaths Special Protection Area:

66. The site falls outside of TBH SPA 5km mitigation zone where monetary contributions would be sought for a scheme of more than 50 dwellings. Since the application proposes 6 residential units, there is no requirement for a concomitant provision of SANG or SAMM payment to mitigate the impact on the TBH SPA.

Affordable Housing:

67. Policy CP5 of the Core Strategy, Policy TB05 of the MDD Local Plan and the Affordable Housing SPD specify an affordable housing rate of 40% for any development involving five dwellings or more or land with a total area of 0.16 hectares or more. Within SDLs 35% affordable housing should be secured. The application site exceeds this threshold and therefore there is a requirement for the provision of affordable housing.
68. The WBC Affordable Housing Team has indicated that for this site, there would be a requirement to provide affordable housing in the form of 2 x 3 bedroom onsite units, with the remainder of the affordable housing delivered as a commuted sum equivalent to 0.1 units. In this case, the commuted sum has been calculated as £10,737.65.
69. The provision and delivery of the affordable housing element of the scheme would be secured through the associated S106 legal agreement.

Other:

70. The WBC Emergency Planning Officer has raised concerns over the development being within the vicinity of a major accident hazard pipeline. However, it is noted that

the Council's constraints mapping system identifies the site is approximately 50m away from the location of the pipelines which are to the east of the site, and the proposal will utilise an existing access road, whereas it is unlikely there would be an impact on the pipelines arising from the proposals. A reason to refuse the application on this ground would not be substantiated.

CONCLUSION:

For the reasons outlined in this report, whilst contrary to the spatial strategy of the local plan due to its location outside of a defined settlement boundary and within the countryside, the application proposal would deliver a high-quality development that provides positive benefits to help meet the needs of the community and delivers on Wokingham's development aspirations for the area. Furthermore, there would be no significant adverse impacts with regard to the impact on the character of the area, residential amenities, highways, flooding & drainage, trees, ecology, environmental health or archaeology. Officers therefore recommend the application for approval, subject to the conditions listed and an accompanying S106 agreement.

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

Conditions:

- 1. Timescale** - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
- 2. Approved Details** - This permission is in respect of the submitted application plans and drawings numbered (08) 20-Rev P4; (08) 21-Rev P3; (08) 22-Rev P3; (08) 23-Rev P1 & (08) 24-Rev P2 received by the local planning authority on 27/07/2022. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.
- 3. External Materials** - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.
- 4. Ground and building levels** - No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).
Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.
- 5. Contamination** – No development shall take place until a Phase 2 Site Investigation to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.
Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.
- 6. Landscaping** - 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 finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and

minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

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

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

- 8. Biodiversity Enhancements** - Prior to commencement of development, full details of biodiversity enhancements, to include locations and elevations of six integrated bird and six integrated bat boxes, tiles or bricks on the new buildings shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance (paragraphs 179 and 180 of the NPPF).

- 9. Lighting Scheme** - No development above slab level shall commence until a report detailing the external lighting scheme and how this will not adversely impact upon wildlife has been submitted to and approved in writing by the LPA. The report shall include the following figures and appendices:

- A layout plan with beam orientation
- A schedule of equipment
- Measures to avoid glare
- An Isolux contour map showing light spillage to 1 lux.

The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation (paragraph 185 of the NPPF).

- 10. CEMP (Biodiversity)** - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:
- a) Risk assessment of potentially damaging construction activities.

- b) Identification of “biodiversity protection zones”.
 - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
 - d) The location and timing of sensitive works to avoid harm to biodiversity features.
 - e) The times during construction when specialist ecologists need to be present on site to oversee works.
 - f) Responsible persons and lines of communication.
 - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
 - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To minimise impacts on biodiversity (paragraphs 179 and 180 of the NPPF).

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

Reason: To ensure satisfactory drainage of the site and to prevent increased risk of flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

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

- i. the parking of vehicles of site operatives and visitors,
- ii. loading and unloading of plant and materials,
- iii. storage of plant and materials used in constructing the development,
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v. wheel washing facilities,
- vi. measures to control the emission of dust and dirt during construction,
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works
- viii. no deliveries outside the permitted working hours
- ix. Best practice for use of machinery on site e.g. no idling of engines when equipment not in use etc.

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

- 13. Visibility Splays provision** – Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays

shown on the approved drawing number 11357/101 Rev P3 as part of the Transport Statement (gta Civils & Transport, Ref. 11357, dated March 2022). The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

14. Parking and turning space to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

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

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

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

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

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

17. Access surfacing - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

18. Bin store - No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The

bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

19. Retention of trees and shrubs - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans – Arboricultural Implications Assessment and Arboricultural Method Statement Ref. 526 – 6.4.22 shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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

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

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

21. Noise Mitigation - The development hereby approved shall be carried out in accordance with the noise mitigation measures as identified in the Noise Impact Assessment (MRL Acoustics Ref: MRL/100/1730.1v1, May 2021) received by the Local Planning Authority on 27/07/2022. The noise mitigation scheme shall be implemented prior to the occupation of development, in full in accordance with the approved details and for the lifetime of the development unless otherwise agreed in writing by the local planning authority.

Reason: To ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

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

Reason: To safeguard the character of the area and prevent overdevelopment of Countryside location. Relevant policy: Core Strategy policies CP1, CP3 and CP11, and Managing Development Delivery Local Plan policy TB21.

Informatives:

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated ___ January 2023, the obligations in which relate to this development.
2. 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.
3. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.
4. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
6. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place at least three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.
7. The applicant is advised to consider the rubbish and recycling information on the Council's website: <http://www.wokingham.gov.uk/rubbish-andrecycling/collections/information-for-developers/>.
8. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of

development. For more information see -
<http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>.

9. 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