

Agenda Item 59.

Application Number	Expiry Date	Parish	Ward
180711	24/12/2021	Wokingham Town	Wescott;

Applicant	Miss Emma Runeson (Persimmon Homes)
Site Address	Amen Corner (South) Amen Corner Binfield Bracknell RG12 8SZ
Proposal	Hybrid planning application for a residential-led mixed-use development comprising outline planning application for commercial development (Use Classes A2 (financial and professional services), B1 (business), B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 302 residential dwellings, public open space and spine road, estate roads, landscaping drainage, levels and car parking. The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary: an area proposed as public open space to the far west of the application site falls within Wokingham Borough].
Type	Hybrid
Officer	Stefan Fludger
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 January 2024
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives and s106 agreement.

SUMMARY

This application relates to the provision of a mixed-use development to the west of the A329(M) principally located within Bracknell Forest administrative boundary. The only part of the development within Wokingham Borough is an area of public open space. The site consists of an area open scrubland with woodland, grassland and open space. It is currently informally accessed by foot. As the application site crosses the boundary between the two Boroughs, in line with legislation, the applicant has submitted an identical application to both Local Planning Authorities. Bracknell Forest Council resolved to approve their application in August 2023.

The assessment of the application relates to the impacts of the development which may affect Wokingham Borough and its residents, with Bracknell being the determining authority for other aspects. The provision of public open space within Wokingham is considered acceptable in principle and there would not be harmful impacts on neighbours within the Borough. Bracknell have found the appearance of the development to be acceptable and Officers at Wokingham do not consider that there would be harm to the landscape or the character of the area when viewed from the Borough. The Public Open Space would ensure the retention of a gap between settlements, in addition to opening up additional land for public amenity and improving public footpath that runs across the site. The impacts of the proposed development in terms of environmental and highway impacts to Wokingham Borough have also been assessed and have been found to be acceptable.

The proposal is acceptable, subject to conditions and a planning obligation requiring upgrading of surfacing on Wokingham footpath 37, long term maintenance to provide biodiversity net gain and retention for use by all in perpetuity.

RELEVANT PLANNING HISTORY

O/2012/2483 – Outline application with means of access to be determined for the development of approximately 30 hectares of land at Amen Corner (of which 4 ha are within WBC) to provide 550 dwellings; a neighbourhood centre of up to 2500sqm (comprising accommodation with use classes A1, A2, A3, A4, D1 or D2; construction of a new road between London Road and Cain Road; construction of new junctions with the existing local road network at London Road, North View, South View and Beehive Road to provide vehicular access to the site; the creation of new accesses to the Coppid Beech Hotel / Ski Centre from the site together with replacement car parking spaces and the reconfiguration of existing car parks; provision of associated public open space; children's play areas; Suitable Alternative Natural Greenspace (SANG); Sustainable Urban Drainage Systems (SuDs); internal roads, paths, car parking and landscaping – **Declined to Determine.**

222961 - Consultation from Bracknell Forest Council for the following proposal: Hybrid planning application for a residential-led mixed-use development comprising: outline planning application for commercial development (Use Classes A2 (financial and professional services)/B1 (business)/B8 (storage or distribution)) on 0.95ha (all matters reserved, except for access); and full planning application for 302 residential dwellings, public open space and spine road, estate roads, landscaping, public right of way diversion, drainage, levels and car parking. [Re-consultation on comprehensively revised plans. The site spans the Wokingham Borough Council / Bracknell Forest Council administrative boundary: an area proposed as public open space to the far west of the application site falls within Wokingham Borough]. – **Replied – 09/12/2022**

DEVELOPMENT INFORMATION	
Proposed units	0
Previous land use	N/A
Existing parking spaces	0
Proposed parking spaces	0
CONSTRAINTS	Public Right of Way (Footpath 37) WBC Owned Land Landfill gas consultation zone. Potentially contaminated land. Nitrate vulnerable ground water SPA 5km. SSRI Impact Zone. Allocated Public Open Space (Land West of Amen Corner Countryside Heathrow Wind Turbine Safeguarding.

CONSULTATION RESPONSES	
WBC Highways	No objection.
WBC Ecology	No objection, subject to conditions.

WBC Green Infrastructure	No objection.
WBC Environmental Health	No objection.
Berkshire Archaeology	No objection.
National Highways	No objection.
Sport England	No objection.
WBC Trees and Landscapes	No objection, subject to conditions.
Highways England	No objection.
Natural England	No objection.
WBC Drainage	No objection.
WBC PROW	No objection, subject to re-surfacing of footpath 37.

REPRESENTATIONS

Town/Parish Council: There is no cycle path from this development into Wokingham and there are inconsistencies in the reptile surveys. Therefore, they object to the scheme.
Officer Note: There is an existing cycle path along London Road, with provision to cross the roundabout and continue into Wokingham Town. The Council's Ecologist has no objection to the scheme or the reptile surveys, subject to the provision of a method statement secured by condition.

Local Members:
 No comments received.

Neighbours:
 Loddon Valley Ramblers note the possibility to upgrade Wokingham Footpath 37.

No other neighbour comments received.

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
- 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
- CP10 - Improvements to the Strategic Transport Network.
- CP11 – Proposals Outside Development Limits (Inc Countryside)

MDD Local Plan (MDD)

CC01 – Presumption in Favour of Sustainable Development
CC02 – Development Limits
CC03 – Green Infrastructure, Trees and Landscaping
CC04 – Sustainable Design and Construction
CC05 – Renewable Energy and Decentralised Energy Networks
CC06 – Noise
CC07 – Parking
CC08 – Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB23 – Biodiversity and Development

Other

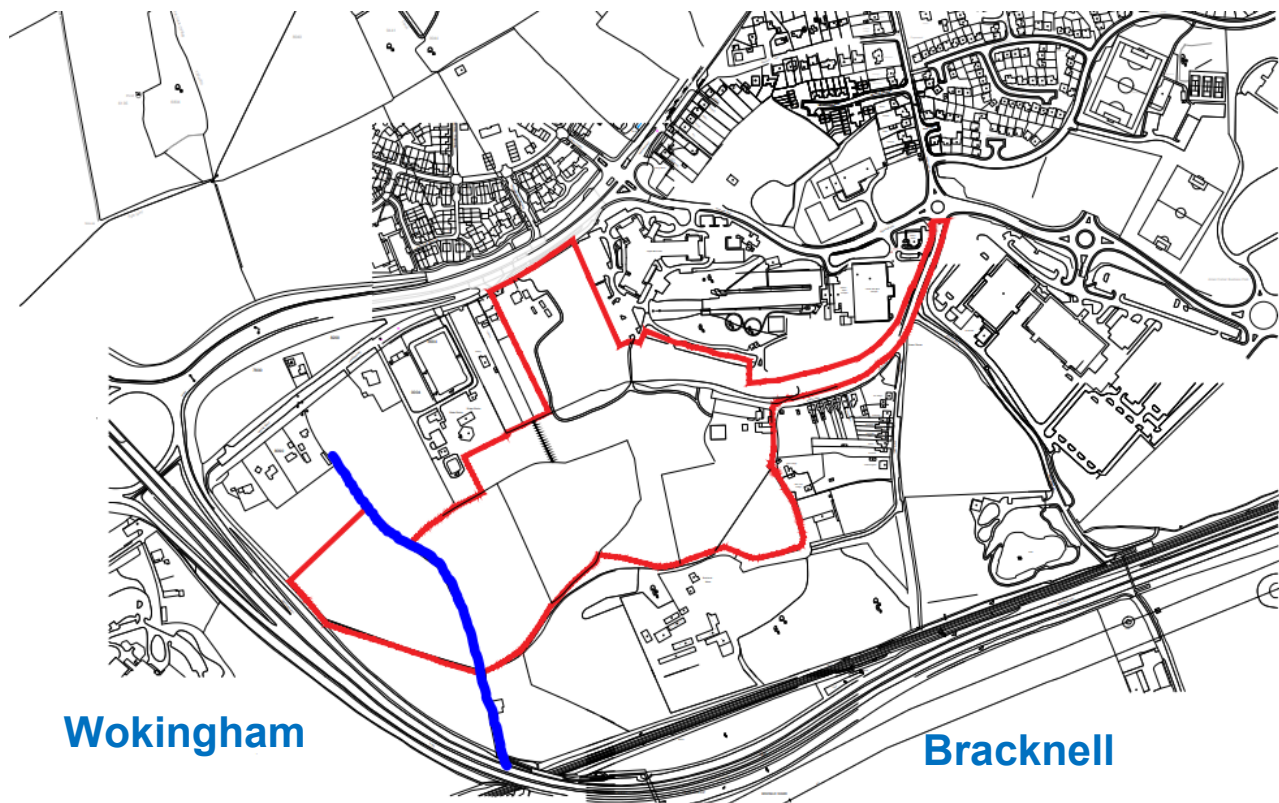
Borough Design Guide Supplementary Planning Document
CIL Guidance + 123 List

PLANNING ISSUES

1. This planning application is a cross boundary hybrid application relating to the provision of 302 residential dwellings, spine road, estate roads, landscaping, public right of way diversion, drainage, levels and car parking within Bracknell Forest Borough. Within Wokingham Borough, the development consists of the formalisation of an existing area of heath and woodland into Public Open Space. The amount of built form within Wokingham Borough is minimal, consisting of footpaths and drainage features.
2. The Open Space is directly associated with the adjacent development, however, would be open to use by anyone.
3. Where a development crosses the boundary between more than one Local Planning Authority, the applicant must submit a planning application to all planning authorities within which the application site falls. Each authority must then determine the application. Only part of the site falls within the jurisdiction of Wokingham Borough Council (WBC). The development appears an extension to Bracknell town and would not be read as part of any urban area within Wokingham Borough, being clearly separated from Wokingham town by the A329M. Given that the built form and associated infrastructure would mostly impact upon Bracknell, it is appropriate for Bracknell Forest Council (BFC) to assess these aspects. This also applies to the majority of other material considerations.
4. Given the above, Wokingham Borough Council will assess the material considerations where necessary, touching on those matters which would affect the Borough. It should be noted that BFC resolved to approve the application in August 2023.
5. In September 2020 Use Class E was introduced to cover Use Classes A1 (Shops), A2 (Financial and Professional), A3 (Restaurants and Cafes) as well as parts of D1 (nonresidential institutions) and D2 (Assembly and Leisure). However, as Statutory Instrument S1 2020/757 states, 'If prior to the commencement of the material period, a relevant planning application was submitted, or was deemed to be submitted, to the

local planning authority which referred to uses or use classes which applied in relation to England and were specified in the Schedule to the Use Classes Order on 31st August 2020, that application must be determined by reference to those uses or use classes'. This is the reason why the original description of development associated with the outline commercial area has not subsequently changed and this is in line with BFC's assessment.

6. The site location plan is shown below:



Location plan – Borough boundary shown in blue.

Principle of Development:

7. 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.
8. 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.

9. The proposal is in the Countryside and is therefore subject to Core Strategy Policy CP11. This policy states that proposals that contribute and/or promote recreation in, and enjoyment of, the Countryside are generally acceptable in principle subject to the impact on the rural character of the area and that that it does not lead to excessive encroachment or expansion of development away from original buildings. Paragraph 96 of the NPPF considers that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities.
10. The use of the land as recreational space therefore would not conflict with CP11. There are no 'original buildings' as referred to in CP11, however, the provision of footpaths and other small-scale development (including a play area and footpaths) would result in additional built form and encroachment into the Countryside. However, it is not considered that the encroachment is excessive, as the provisions are reasonably required to serve the space. It is therefore considered that the scheme is acceptable in principle.
11. The principle of development on the Bracknell Forest side of the boundary is for BFC to determine in line with their policies. They have deemed it acceptable.

Character of the Area:

12. Section 15 of the NPPF indicates that Planning policies and decisions should contribute to and enhance the natural and local environment by:

...

- b) *Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

...

13. Core Strategy Policies CP1 and CP3, require new development to maintain or enhance the high quality of the environment. TB21 of the MDD Local Plan indicates that proposals should respect the landscape character of the area, retain or enhance existing landscape features such as trees and woodland and provide for appropriate landscaping. Landscaping should consist of locally native species. Policy CC03 of the MDD Local Plan requires development proposals to 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.
14. The policy also states that development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.
 15. The site is currently an area of informal grassland, scrubland and woodland on both sides of the Borough boundary, which runs up to the edge of Bracknell town to the north and up against the A329M to the south. The site does not currently benefit from public access.
 16. The site plan for the development is shown below:



Site plan – with borough boundary in blue.

17. The development outside Wokingham Borough would consist of low-rise housing and commercial buildings which would not be significantly visible from the Borough, being cut off by major roads and would read as part of Bracknell. The outer edges of the development will comprise lower density two storey dwellings which is consistent with the design approach for edge of settlement. It is considered that the design of the buildings is acceptable, as would be the impact on the landscape.

18. With regards the open space, development would consist of new footpaths and SuDS features. It is considered that the impact of the scheme on the character of the area would be acceptable, with this land remaining as an essential buffer between Wokingham and Bracknell. The public open space and retained vegetation in association with the proposed new planting will also define the settlement edge of Bracknell in this location.
19. There are a number of areas where there will be level changes in close proximity to trees retained within the site. This will need to be addressed through an Arboricultural Method Statement which is required by condition, but also levels drawings will need to show existing and proposed levels within the areas of open space, to ensure the ground levels are not being altered significantly in relation to the existing vegetation to be retained.
20. The landscape proposals will need to provide appropriate replacement tree planting within the public open space to mitigate the effects of these drainage features. Planting will be required on the sides of the infiltration basin as this is a significant feature which will need some landscape mitigation to be provided. Revised landscape drawings showing this additional planting will need to be submitted through conditions.
21. Subject to the provision of appropriate details as outlined above, the proposal would have an acceptable impact on the character of the area. The development will also provide public benefit by creating addition public open space for residents and improvements to an existing public right of way.

Neighbour Impacts

22. It is not considered that the public open space would give rise to any harmful neighbour impacts in terms of loss of light, overlooking, overbearing or noise issues. This is supported by the Council's Environmental Health Officer who has no objection to the scheme.
23. All built parts of the development would be a significant distance from any houses within Wokingham Borough and therefore there are no concerns in this regard.
24. The commercial uses would be some distance from any neighbours within Wokingham and the Council's Environmental Health Officer has no objection in this regard.

Access and Movement:

Highway Safety:

25. Core Strategy Policies CP1 and CP6 require new development to be in accessible locations, provide access by a range of modes with emphasis on sustainable travel, provide appropriate parking, and mitigate any road safety or other highway related problems.
26. There are no new roads or parking areas associated with the area of public open space. This would have pedestrian access from Wokingham Borough. This is acceptable.

27. The potential impacts on Wokingham Borough are to the strategic highway network. The proposal is for a significant number of houses and other uses which will attract vehicular movements. The nearest junction is at Coppid Beech, which has already been enlarged and modified to account for population growth including this development. Wokingham Borough Council have reviewed their own strategic modelling which suggests that this junction will operate within acceptable parameters, taking into account a larger development than is proposed. The Council's Highways Officer has confirmed that the development is unlikely to lead to any significant harmful impact on this junction or the wider network.

Ecology:

28. The applicant has submitted a biodiversity net gain calculator, which proposes habitat change within the open space to provide a gain within the Wokingham part of the scheme. A single intervention at the time of creation is not all that is required to achieve a biodiversity net gain within the public open space, however the Council's Ecologist has confirmed that a benefit over the next 30 years is likely to be achieved as a result of securing the land as public open space.
29. It is considered that there are likely to be badger setts on the site, however the Council's Ecologist is of the view that a license would be granted for the closure of at least one of the setts. It is considered that adequate protection and mitigation could be achieved within a Construction Environmental Management Plan (CEMP) and Landscape Environmental Management Plan (LEMP). This can be secured by condition.
30. Two species of reptile have been recorded as present on site during previous surveys. These are widespread species considered to be species of principal importance. An outline reptile mitigation strategy proposes to translocate reptiles from the area identified for residential into the public open space within Wokingham Borough. An upper limit on numbers is given for this on-site translocation, recognising that there is a carrying capacity risk, with reptiles caught after the limit is reached translocated to an alternative off-site location in Surrey. The Council's Ecologist is of the view that the proposed mitigation strategy would result in viable populations of these reptile remaining in Wokingham Borough. Provided that the public open space habitats are maintained with the objective of retaining a reptile population, the council's ecologist is of the view that there would be no net loss to local conservation status of these species of principal importance within the Borough. It is recommended that a condition is applied to secure a Landscape Environmental Management Plan.
31. The Parish Council have indicated that there are inconsistencies in the reptile surveys. It should be noted that the Council's Ecologist has taken the inconsistency into consideration and still concludes that there would not be harm to the protected species. The details are therefore acceptable in this regard subject to conditions.

Flooding and Drainage:

32. CC09 of the MDD local Plan relates to development and Flood Risk. CC10 relates to sustainable drainage. The policies require that there is no increase in flood risk elsewhere and that sustainable drainage systems are used.

33. The development within Wokingham Borough would not lead to an increase in flood risk elsewhere as the amount of built form would be very small, being mainly footpaths and the play area. However, an attenuation pond serving the wider site would be within Wokingham Borough. With such a large part of the drainage system lying in Wokingham Borough, it must be clear that the development will not lead to an increase in flood risk within the Borough – i.e the overall scheme will be sufficient to serve the development. The Council's Flood Risk and Drainage Officer has confirmed that they are content with the proposed drainage scheme and this is supported by Bracknell Forest Council. This is subject to conditions confirming the final details of the scheme prior to commencement.

Public Rights Of Way:

34. MDD Local Plan Policy CC03 relates to Public Rights of Way. This indicates that Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:

...

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

...

Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable (green infrastructure includes public rights of way).

...

Proposals should be consistent with the Borough's Public Rights of Way Improvement Plan.

35. Wokingham Footpath 37 runs across the south of the area of open space as shown below:



Site plan with Wokingham footpath 37 shown in yellow,

- 36. A connection has been made between the new footpaths within the open space and footpath 37, which will prevent footpath 37 from falling down the footpath hierarchy. The applicant has agreed to upgrade the surface this footpath in a similar way to the rest of the footpaths within the open space for the same reason and this is secured by planning obligation.
- 37. It should also be noted that the development will provide additional public open space to residents which is currently private land. This is likely to be managed by Bracknell Forest given its location.

Retail Impact

- 38. It is proposed that the development will provide some small scale retail and commercial floorspace. The location and amount is intended to serve the local population associated with the development and as such it is considered that the proposals would not result in significant impacts to businesses within Wokingham town or other local shops such as at Montague Park development.

Habitats Regulations Assessment:

- 39. As this application on the side of Wokingham Borough does not result in a net gain in dwellings, it does not require an appropriate assessment regarding recreational pressure on the Thames Basin Heaths. This will be for Bracknell BFC to determine in line with their policies.

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.

It is recommended that that the committee resolve to APPROVE the development subject to:

A. A s106 agreement;

- To upgrade the surface of footpath 37 to a suitable surface of similar quality to the other footpaths within the open space (in line with approved plans).
- To ensure the public open space to be open to all in perpetuity.

Should the S106 legal agreement not be completed within 6 months of the date of this resolution planning permission be refused due to failure to secure the necessary infrastructure impact mitigation, unless otherwise agreed by the chairman of the planning committee and confirmed in writing by the Local Planning Authority.

B. The following conditions and informatives:

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

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

2. Approved Details – This permission is in respect of the submitted application plans and drawings referenced as follows:

Site Layout Sheet 1 – 18.077.100 80

Wider Site Layout – 18.077.100W 80

Surface Water Drainage Strategy Sheet1 of 2 – 7903/1002 REV P18

Surface Water Drainage Strategy sheet 2 of 2 – 7903/1003 REV P14

Existing Ditch Location Plan and Overland Flow – 7903/1011 REV P3

Soakaway Test Results and Location Plan – 7903/1012 REV B

Proposed Drainage Catchments – 7903/1013 REV P7

Overland Flow Paths – 7903/1014 REV P8

Proposed SuDS Details – 7903/1018 REV P3

Site Location Plan - 18.077.1000

received by the local planning authority on 13th September 2023. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

3. Levels - No development shall take place within the area of open space 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) has been submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to any construction works within the open space.

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.

4. Landscaping - Prior to the commencement of the public open space within Wokingham Borough boundary details of both hard and soft landscape proposals of these areas 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 (and TB06 for garden development)

5. Protection of trees -
 - a) No development or other operation shall commence within the public open space within Wokingham Borough boundary until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme

for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, 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) No development (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) within the public open space within Wokingham borough boundary shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

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

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval 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

6. CEMP - No development (including demolition and site clearance) within in the public open space in Wokingham Borough boundary shall take place, until a Construction (and Demolition) Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall be in accordance with British Standard 42020:2013 D4.1
The CEMP shall include as a minimum;
- (i) Routing of construction and demolition traffic (including directional signage and appropriate traffic management measures);
 - (ii) Details of the parking of vehicles of site operatives and visitors;
 - (iii) Areas for loading and unloading of plant and materials;
 - (iv) Areas for the storage of plant and materials used in constructing the development;
 - (v) Location of any temporary portacabins and welfare buildings for site operatives;
 - (vi) Details of any security hoarding;
 - (vii) Details of any external lighting of the site;
 - (viii) Measures to control the emission of dust, dirt, noise and odour during demolition and construction;
 - (ix) The control of rats and other vermin;
 - (x) Measures to control surface water run-off during demolition and construction;
 - (xi) The proposed method of piling for foundations (if any)
 - (xii) Construction and demolition working hours and hours during which delivery vehicles or vehicles taking materials away are allowed to enter or leave the site;

- (xiii) Details of wheel-washing facilities during both demolition and construction phases;
- (xiv) Areas for the turning of construction and demolition vehicles such that the largest anticipated vehicle can turn and leave the site in a forward gear.
The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period and
- (xv) a reptile mitigation strategy in line with the outline submitted with this application, in accordance with BS42020.

The development shall be carried out in accordance with the approved CEMP.

Reason: In the interests of highway safety and to mitigate and control environmental effects during the demolition and construction phases.

7. Drainage –

- a) Construction of the drainage system within Wokingham Borough shall not commence until a Surface Water Drainage System has been submitted to and agreed in writing with the Local Planning Authority. It shall be demonstrated that the drainage system can accommodate water flowing from the development and that there will be no increase in surface water runoff above Greenfield rates. It shall also demonstrate that there will be no additional risk of flooding within Wokingham Borough as a result of the development and include a management and maintenance plan to demonstrate how it would be maintained over the lifetime of the development.
- b) The parts of the drainage system within Wokingham Borough shall be constructed in accordance with the submitted details. The drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that the site is properly drained and does not increase the risk of flooding In accordance with policy CS1 of the Core Strategy.

- 8. No development shall take place until details of the construction of the raised berm to the attenuation basin / pond required as part of the drainage works and located within Wokingham Borough's boundaries has been submitted to the Local Planning Authority for approval.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system.

- 9. LEMP - A landscape and ecological management plan (LEMP) in relation to the construction of the public open space within Wokingham Borough boundary, shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of each individual Phase. The LEMP shall be in accordance with British Standard 42020:2013 D4.5. The content of the LEMP shall include the following:
 - a) Description and evaluation of features to be managed
 - b) Ecological trends and constraints on site that might influence management

- c) Aims and objectives of management – to include maintenance of the site for translocated protected species.
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period)
- g) Details of the body or organization responsible for implementation of the plan
- h) On-going monitoring and remedial measures The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management bodies responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The development shall be implemented in accordance with the approved details for the relevant phase.

Reason: In the interests of nature conservation.

APPENDIX 2 - Parish Council Comments

PLANNING REF : 180711
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 07/07/2021

COMMENTS:

The committee object on the following:

There is no cycle way into Wokingham from this development so no sustainable transport.

CP6 Managing Travel Demand a) sustainable forms of transport

PLANNING REF : 180711
PROPERTY ADDRESS : Town Hall Market Place
: Wokingham
: RG40 1AS
SUBMITTED BY : The Wokingham Town Council P&T Committee
DATE SUBMITTED : 15/12/2022

COMMENTS:

The Committee have concern regarding the Reptile Mitigation Report

In the report 2.4 Reptile Size Population Assessment the data reference from Frog Life states that >10 sightings is exceptional population and >5 is good population.

Out of the 7 surveys taken between July 2020 and August 2020 there were 2 surveys which showed exceptional population and 1 that showed good population yet the conclusion of the survey was Low population. This is not consistent with the data.

Also, there are concerns regarding the bat population present on site that will be disturbed.

The Committee therefore object to this application

CP7 Biodiversity

- B) harm habitats
- C) compromise biodiversity.

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