

Agenda Item 61.

Application Number	Expiry Date	Parish	Ward
231094	12/1/2024 EOT	Winnersh	Winnersh;

Applicant	Mr David Vokes
Site Address	Land at 69 King Street Lane, Winnersh RG41 5BA
Proposal	Outline application for the proposed erection of up to 28 dwellings, associated landscaping and open space following demolition of existing dwelling and outbuildings. Only access to be considered, all other matters reserved.
Type	Outline
Officer	Helen Maynard
Reason for determination by committee	Listed by Councillor Major application Applicant is

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 at S106 legal agreement to be signed within 6 months.

SUMMARY

This application relates to 69 King Street Lane and the field to the rear of the property. The proposal seeks to demolish the existing large detached dwelling and erect up to 28no. dwellings (net gain of 27no.) dwellings. The application is submitted in outline with all matters reserved except access.

The proposal is located within a sustainable location adjacent to the limited development location of Sindlesham, although it is in part within designated Countryside. The site has been submitted as a housing site in the Local Plan Update (Policy H2) for the erection of 25 dwellings. .

The quantum of development, indicative layout and type of dwellings are considered to be appropriate in terms of the nature and pattern of development in this particular location. The location of the access is considered to be acceptable and design details of the access are a reserved matter. There are no objections from the Highways Officer in relation to the access.

The site comprises a number of protected trees, however none of these are due to be removed. And a comprehensive landscaping scheme including biodiversity net gain will enhance the ecological nature environmental features of the site.

The NPPF is clear that where development does not result in significant harm and is sustainable, it should be supported. The proposal achieves wider compliance with the overall spatial objectives of the NPPF in significantly boosting the supply of new homes in a sustainable location within the borough.

When applying the tilted balance as required by Paragraph 11d(ii), the limited harm caused by the impact on the Conservation area failures is not considered to significantly and adversely outweigh those identified benefits associated with the provision of housing within a sustainable location which has an appropriate and safe means of access. Officers are therefore recommending the application for approval, subject to the conditions listed and a S106 legal agreement.

RELEVANT PLANNING HISTORY

Application no.	Description	Decision & Date
CLU(E)101	Use of land as builder's yard	Approved 24 October 1997
F/1998/67263	Proposed Formation Of New Vehicular Access At No 67 And Widening Of Existing Access At No 69	Approved 29 April 1998
O/2004/2738	Outline application for the erection of 5 detached dwellings.	Refused 29 September 2004
F/2010/2355	Erection of a two-storey rear extension to dwelling and a single storey front extension to form porch.	Refused 07 December 2010; Appeal allowed 31 March 2011
171497	Outline application for the proposed erection of 38 dwellings with associated landscaping and car parking. Access to be considered.	Not proceeded with. 19 September 2017

DEVELOPMENT INFORMATION

Proposed units	28
Proposed density - dwellings/hectare	23.3
Number of affordable units proposed	40%
Previous land use	Builders Yard and Greenfield
Existing parking spaces	N/A
Proposed parking spaces	56 Allocated, 4 garages, 6 unallocated
CONSTRAINTS	Countryside Tree Preservation Order Potentially contaminated land

CONSULTATION RESPONSES

Berkshrie Fire & Rescue	No objection subject to meeting Building Regulations
Berkshire Archaeology	No objection subject to conditions
ONR	No comments to make
Highways	No objection subject to conditions and S106 agreement (following re-consultation)
Affordable Housing	No objection subject to S106 agreement

Drainage	No objection subject to conditions
Heritage Officer	Less than substantial harm to Conservation Area setting & Non-designated Heritage Asset (Hall & Baptist Church) must be weighed up against public benefits
Environmental Health	No objection subject to conditions.
Trees & Landscape Officer	No objection subject to conditions (following re-consultation)
Ecology	No objection subject to conditions and S106 agreement (following re-consultation)

REPRESENTATIONS

Town/Parish Council: Object due to traffic issues & Not clear on parking.

Local Members:

Cllr Prue Bray:

Object to volume of houses due to impact on CA
 Encroachment into Countryside
 Widening of road affecting amenity of neighbouring properties
 Parking provision not clear for number of houses and visitors
 Green space taken over by Management Company not the Council

Cllr Paul Fishwick:

Traffic issues
 No bus service here; long walk to proper bus route/railway
 No travel plan
 Visibility splays inappropriate
 No EVC details
 Not enough detail on parking
 Swept path analysis required

Neighbours:

<p>2 Alder Mews</p> <ul style="list-style-type: none"> - Loss of privacy - Increase in noise - Increase traffic congestion - Strain on infrastructure e.g. water and schools - Impact on wildlife - TPO trees - Air, noise and light pollution <p>Holly House</p> <ul style="list-style-type: none"> - Traffic impact - Visibility splays not appropriate
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- Insufficient parking
- Safety of pedestrians
- Impact on TPO trees
- Lack of local infrastructure
- Management company inappropriate
- Impact on residential amenity
- Electricity supply unsafe

12 Alder Mews

- Traffic impacts
- New access will cause accidents
- Additional pollution
- Sewer pipes under strain , lack of GP, dentist, schools in area

Alder Mews

- Traffic
- Noise and pollution
- Impact on school capacity
- 3 storey houses block light to existing residents
- Impact on sewage system

59 KSL

- Highways Agency need consulting due to safety of access
- Removal of streetlight and public footpath needed to access
- Access to 73 KSL impacted
- Road safety risk
- Refuse collection, not clear how they would enter/exit site. road is too busy
- Increase noise, traffic air quality issues
- Turning for HGVs on site not appropriate
- Increase risk of flooding due to hardstanding
- Local school at capacity.

Alder Mews

- Traffic
- No bus service
- Lack of parking
- Light and privacy of existing properties
- Impact on biodiversity
- Flood risk

Alder Mews

- Traffic
- Lack of parking
- Noise pollution of extra cars
- Highways safety
- 3 storey houses blocking light of existing residents
- Impact on infrastructure, sewage system

59 King Street Lane

- Visibility Splays/unsafe access
- Requires removal of street lighting on KSL
- Refuse collection, no plans included, safety hazard
- Increased traffic, noise & air quality reduction
- Flood risk to properties and inadequate drainage
- School/GP at capacity

Alder Mews

- Traffic
- Lack of visibility splays
- Lack of public transport
- Lack of parking
- Loss of light/privacy to neighbours
- Loss of biodiversity
- Flood risk

King St Lane

- Increase traffic, pollution, noise
- Unsafe access
- School/GP at capacity
- Flood Risk

67 KSL

- Loss of comfort/privacy
- Increased vehicles using access
- Traffic
- Flood Risk
- Sewerage infrastructure inadequate

2 Eastbury Park

- Impractical location
- Major safety hazard
- Object to Management Company

7 St Marys Road

- Highways safety
- No bus service
- Impact on local services

30 St Marys Road

- Infrastructure inadequate
- Sewerage issues
- Traffic/highways safety

65 KSL

- Traffic
- Removal of street lighting
- No pavements for pedestrians to site

- Sewerage at capacity
- Flood risk
- Lack of public transport

32 KSL

- Traffic
- Pollution
- Lack of services GP/school

36 KSL

- Traffic
- No bus stops
- Lack of services GP/school

88 Arbor Lane

- Traffic
- Impractical location
- Lack of services GP/school

Domus, Bearwood Rd

- Highways Safety
- Pollution
- Loss of biodiversity
- Traffic
- Lack of services GP/school

53 KSL

- Visibility Splays/unsafe access
- Requires removal of street lighting on KSL
- Refuse collection, no plans included, safety hazard
- Increased traffic, noise & air quality reduction
- Flood risk to properties and inadequate drainage
- School/GP at capacity

Oakside, Bearwood Rd

- Loss of biodiversity
- Traffic
- Conservation Area impact

39 Rochester Avenue

- Lack of infrastructure

12 Melbourne Ave

- Traffic

79 KSL

- Sewerage at capacity
- Traffic
- Highways safety

11 Alder Mews

- Traffic, parking, highways safety
- Noise pollution

6 Alder Mews

- Flood Risk
- Lack of parking
- Protection of trees
- No need for widening of road impact on pedestrian safety
- Blocking light to other properties

Oakside Bearwood Rd

- Traffic
- Flooding
- Lack of infrastructure
- Health and safety
- Impact on Conservation area

Alder Mews

- Unsafe access
- Traffic pollution/safety
- Flood risk
- Lack of infrastructure/services
- Impact on Conservation Area

5 Alder Mews

- Unsuitable access
- Impact on traffic
- Insufficient parking
- Impact on sewerage system
- Impact on biodiversity
- Flood risk
- Risk to pedestrian safety
- Loss of light and privacy to neighbours/residential amenity

4 Alder Mews

- Unsafe access
- Traffic
- Parking
- Loss of biodiversity
- Impact on Conservation Area

Oak Lodge

- Increased traffic
- Highway safety
- Lack of parking provision
- Loss of biodiversity

- Impact on Conservation Area

3A Mayfields

- Traffic
- Lack of local services

Bearwood School House

- Flood risk
- Lack of parking provision
- Impact on protected trees
- Highways/pedestrian safety
- Pollution

Alder Mews

- Flood Risk/Drainage
- Pedestrian safety/ removal of rails at zebra crossing (Officer note: outside application site)
- Highways safety
- Asbestos in existing buildings
- Loss of biodiversity
- Pressure on infrastructure

1 Home Farm Cottages

- Not in keeping with area
- Lack of local facilities
- Dangerous precedent for Green Belt (Officer note: site not in GB)
- Loss of biodiversity

A petition has been submitted by 59 KSL objecting to the application. No reasons for the objections are provided.

69 Jersey Drive

- Traffic

36 Sandstone Close

- Highways/pedestrian safety
- Traffic
- Lack of infrastructure GP/Schools

68 Laburnum Rd

- Congestion
- Lack of GPs

Following receipt of additional information in order to address consultee comments, a re-consultation took place. This was for consultees only to comment on the additional information. However the consultation was sent to a wider number of people in error and some additional comments were received. They do not raise any additional issues than the above and are therefore not repeated here.

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
CP9 – Scale and Location of Development Proposals
CP11 – Proposals Outside Development Limits (Inc Countryside)
CP15 – Employment Development
CP17 – Housing Delivery

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
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB05 – Housing Mix
TB06 – Development of Private Residential Gardens
TB07 – Internal Space Standards
TB08 – Open Space, Sport and Recreational Facilities Standards
TB12 – Employment Skills Plan
TB21 – Landscape Character
TB23 – Biodiversity and Development
TB24 – Designated Heritage Assets
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

PLANNING ISSUES

Site Description:

- 1. The site comprises an existing dwelling and its associated garden, a builders yard and a small field enclosed by hedges and mature trees. The site is approximate 1.2ha and accessed off the B3030 (King Street Lane). See fig 1 below.



Fig 1: Site location (Google Maps Aerial imagery 2023)

- 2. The site is located within the Sindlesham Limited Development Location, directly to the south of the M4 motorway and very close to the southern edge of the Major Development Location of Winnersh (See Fig 2 below).

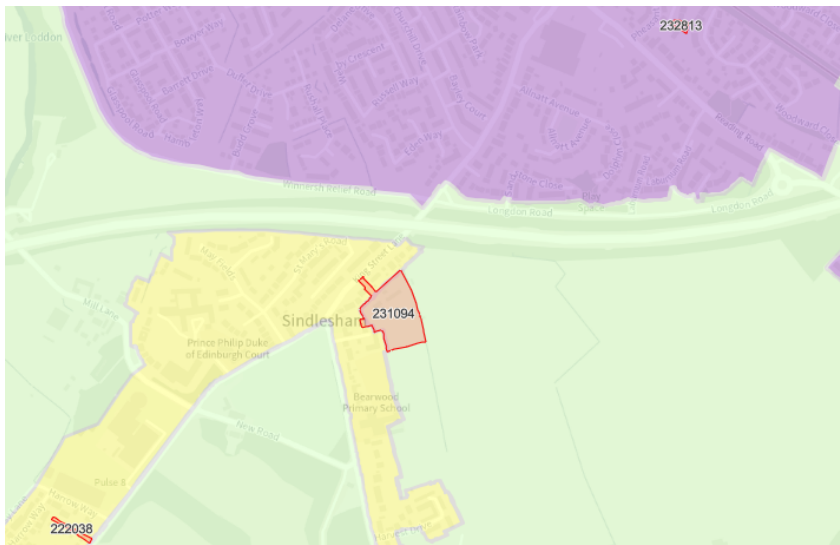


Fig 2: Site in context to Limited and Major Development Location

Proposal:

3. The proposal comprises the demolition of the existing dwelling and the erection of up to 28no. dwellings including 40% affordable (up to 11 affordable units), the proposal includes biodiversity net gain and publicly accessible green space.

Outline application:

4. The application has been submitted in outline with access to be considered, all other matters are reserved. The principle of development in this location will be assessed under the application.
5. An outline application must indicate the proposed use or uses, and the amount of development proposed for each use for consideration including the area where access points to the development will be situated.
6. Unless the applicant has indicated that those details are submitted “for illustrative purposes only” (or has otherwise indicated that they are not formally part of the application), the local planning authority must treat them as part of the development in respect of which the application is being made; the local planning authority cannot reserve that matter by condition for subsequent approval.

Principle of development:

7. The starting point for decision making is the development plan. Section 70[2] of the Town and Country Planning Act 1990 & 38[6] of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
8. The Development Plan consists of Core Strategy 2010; MDD Local Plan 2014; and Central and Eastern Berkshire Joint Minerals and Waste Plan (Joint Plan) (2023) which are read alongside the NPPF. The MDD Local Plan 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.
9. The application site lies outside of settlement limits and is within the countryside for planning policy purposes.

Core Strategy and Managing Delivery Local Plan:

10. Policy CP9 of the Core Strategy and CC02 of the MDD Local Plan states that proposals will be permitted within development limits where the scale of the application reflects the facilities and services within the settlement. The development plan steers most developments to sustainable Major settlements with the best services, facilities and infrastructure. The definition of development limits recognises the consistent approach in planning to identify appropriate and sustainable areas for development.
11. Excluding the access, the site is located outside of any defined settlement limits within designated countryside and Core Strategy policy CP11 is applicable in this instance. Policy CP11 is a restrictive policy designed to protect the separate identity of settlements and maintain the quality of the environment. Policy CP11 states that proposals outside of development limits will not normally be permitted except:

1. It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
 2. It does not lead to excessive encroachment or expansion of development away from the original buildings; and
 3. It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
 4. In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
 5. In the case of replacement dwellings the proposal must:
 - i. Bring about environmental improvements; or
 - ii. Not result in inappropriate increases in the scale, form or footprint of the original building.
 6. Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
 7. Affordable housing on rural exception sites in line with CP9.
12. The proposal would not fall into any of the exceptional categories as set out in policy CP11 as the proposal would not contribute to a rural enterprise, it would not be for a community facility, and neither is the proposal for affordable housing. Moreover, the proposal is not for residential extensions and not like for like residential replacement.
13. Whilst the replacement of the existing dwelling to the front will comply with part 5 of CP11, the new dwellings would result in expansion of residential activities to the rear of the site, which is currently the builder's yard use and open field. As such it would result in encroachment and expansion of development away from original buildings and is contrary to part 2 of CP11. However, this encroachment is not considered to be 'excessive' in the context of the policy due to the surrounding pattern of development in this location and that the site adjoins residential development on two sides. The proposal will inevitably introduce additional residential paraphernalia including domestic outbuildings and garden furniture, fence line, domestic lighting and parking/ hardstanding over the predominantly open and undeveloped area. However, part of the site is already in residential and business (builder's yard) use. The encroachment only relates to the greenfield part of the site which will result in a minor encroachment and expansion of residential development away from the original dwellinghouse and builders yard within this area. However, the site is well contained and the minor encroachment is not considered to be harmful as it does not impact on the separate identity of settlement or negatively impact the quality of the environment in a location where there is good access to services and facilities.
14. Part of the current use is considered sui generis, application ref: 041958 (O/2004/2738) This Lawful Development Certificate was granted in October 1997 for the use of the land as an established builder's yard. Furthermore, the builders yard use comprises dispersed buildings and hardstanding. The development proposal would result in a relatively small loss of employment floorspace and, based on latest monitoring information, is unlikely itself to lead to a net loss of B use floorspace across the borough. There would be no objection on the basis of the quantitative element of Policy CP15. Although no marketing information has been provided with the application, policies of the Development Plan do not seek to retain Sui Generis uses such as this. Given the minimal size of this commercial operation, comprising 224sqm, its loss is

unlikely to significantly impact the range and variety of floorspace within the Borough or conflict with any employment policies.

15. The proposed site plan indicates that the development will be contained, in part, within the previously developed area in association with the builder's yard use including using part of the existing access. Consequently, the existing context is such that in this instance, focusing development within the historically developed area is considered to not fundamentally undermine the Council's strategic objectives in relation to planned growth in the area.

Emerging Local Plan Update

16. The Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and Managing Development Delivery (MDD) local plans, is at the consultative stage of preparation. To date, the council has consulted on two draft strategies for the LPU: the Draft Plan (2020) and the Revised Growth Strategy (2021). The emerging local plan is at an early stage in preparation and supporting evidence has been challenged and will be reviewed. Therefore, this is afforded little weight in the overall balance.
17. It should be noted that the site is included as a specific allocation with the revised growth strategy consultation under policy H2 for the erection of 25 dwellings. The allocation is informed through the Housing and Economic Land Availability Assessment (HELLA). The HELAA states that the site would achieve a satisfactory relationship to the existing settlement pattern.
18. Given the LPU is at a consultative stage, the draft strategy and related draft policies have limited weight in determining planning applications at this time. It must also be recognised that the assessment of land in the HELAA is high level with the purpose of informing options within the plan-making process. It is not comparable to a planning application, however, it is nonetheless useful in providing an understanding as to how the site is viewed in context of plan-making and its anticipated role and contribution to meeting the boroughs identified housing needs over the future plan period.

Minerals & Waste Local Plan:

19. The Central and Eastern Berkshire Joint Minerals and Waste Plan (Joint Plan) was adopted by Wokingham Borough Council on 19 January 2023. The Joint Plan identifies site allocations and extensions to help provide a future supply of sand and gravel extraction. However, despite these allocations, there remains a shortfall of supply during the plan period. The policy response to address the shortfall is the identification of a 'Minerals Safeguarding Area' (MSA), where Policy M2 of the plan applies, and also an 'Area of Search' where Policy M4 applies. This approach is to demonstrate the potential for, in effect, windfall provision within the Plan area.
20. The site is located within the MSA and is therefore considered commercial available/suitable for extraction & removal.
21. The site is located within the MSA and is therefore considered commercial available/suitable for extraction & removal. Policy M2 requires non-minerals development in the Minerals Safeguarding Area may be permitted if it can be

demonstrated through the preparation of a Mineral Resources Assessment, that the option of prior extraction has been fully considered as part of an application.

22. The supporting text states: “A minimum plot size of 3 hectares will apply in the safeguarding process to avoid repeated consideration of prior extraction where this can be assumed to be uneconomic, due to the small size of the parcels of land involved” The site is approximately 1.2ha, on this basis there is conflict with this policy. Regardless, based on the size of the site and its proximity to residential dwellings and a primary school it is unlikely that the option of prior extraction is feasible in this location.

NPPF:

23. The NPPF is a material consideration in the decision-making process. The NPPF (Dec 2023) outlines the Government's planning policy on a national level and highlights sustainable development as the centre of the decision-making process incorporating economic, social and environmental objectives.
24. These three objectives seek to balance growth and local community needs against the protection of the natural, built and historic environment. It does not however change the status of the development plan as the starting point in the decision-making.
25. Paragraph 83 of the NPPF aims to promote sustainable development in rural areas, with housing located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.
26. Paragraph 84 of the NPPF seeks to avoid new isolated homes in the countryside unless there are special circumstances. The site is located adjacent to existing dwellings on two sides. As such, the proposal is not isolated and will not conflict with this part of the NPPF.

5 year housing land supply

27. The Council cannot currently demonstrate a deliverable five-year housing land supply in respect of its housing targets as required by the NPPF. The Council's most recent published full assessment of the housing land supply position is the 'WBC Five Year Housing Land Supply Statement at 31st March 2022' which concluded a demonstrable deliverable housing land supply of 3.95 years, excluding any consideration of past over delivery. However, it is a matter of fact that housing completions within Wokingham Borough have significantly exceeded all assessments of housing need. The strong performance on housing delivery is a material factor that should be considered alongside the technical shortfall in deliverable housing land supply. The lack of a five-year supply of deliverable housing sites results in the presumption in favour of sustainable development, as envisaged by paragraph 11 of the Framework being engaged. Whilst the tilted balance is engaged, this tilt is tempered due to past over delivery.
28. Having established the tilted balance is 'tempered', Paragraph 11d(ii) requires the proposals to be considered against the policies of the NPPF taken as a whole and the three pillars of sustainable development which will be covered at the end of this report.

Principle of development summary:

29. Whilst the site is located within the countryside and is contrary to the local plan spatial strategy, 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 partially brownfield; partially undeveloped land in a sustainable location. As such, it is considered to be a suitably available windfall development site which must be considered against all other material planning considerations including the economic, social and environmental objective of the NPPF. .

Affordable Housing:

30. Policy CP5 of the Core Strategy requires all residential proposals of at least 5 dwellings or a net site area of at least 0.16 within development limits has to provide a minimum of 35% affordable housing where viable.

31. The proposed development offers 40% on-site affordable housing, which exceeds the requirement of Policy CP5. The dwellings will be located within site and comprise of a suitable mix as set out in the Affordable Housing Officer comments to meet the requirements of policy TB06, TB07 and the Affordable Housing SPD:

5 x 2-bedroom houses

3 x 3-bed houses

3 x 4-bedroom house

The units should comprise a 70:25:5 Social Rent: First Homes: Shared Ownership housing tenure split in line with our policy. However, due to this site's characteristics and location, we would request that the 25% (2 dwellings) First Homes allocation is instead delivered at Affordable Rents to support 2 x 2-bed houses as prioritised for Adult Social Care service users able to be accommodated in general needs accommodation with floating support. If no nominations could be secured then a cascade arrangement would expand the allocation to key-workers. Therefore, we request 8 x Social Rent, 2 x Affordable Rent and 1 x Shared Ownership.

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33. All affordable housing units should be built in accordance with the standards requirements and latest guidance issued by Homes England and/ or the Regulator of Social Housing, meet the national space standards and conform to building regulation M4(2) (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs.

34. The affordable units should be transferred to the Council's Local Housing Company (Wokingham Housing Limited) or one of the Council's preferred Registered Provider (RP) partners for a price that will enable the RP or Local Housing Company to deliver the affordable housing without the need for public subsidy.

35. This is considered a material social benefit which contributes towards the affordable housing needs in the borough. It will be secured by a legal agreement, and has been provisionally agreed with the Agent.

Garden Development:

36. The Council will resist inappropriate development of residential gardens where development would cause harm to the local area. Policy TB06 of the MDD Local Plan with regard to the development of private residential gardens. Part 2 states that:

Proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will only be granted planning permission where:

- i. The relationship of the existing built form and spaces around buildings within the surrounding area;
- ii. A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas”
- iii. Existing pattern of openings and boundary treatments on the site frontage
- iv. Providing appropriate hard and soft landscaping, particularly at site boundaries.
- v. Compatibility with the general building height within the surrounding area
- vi. The materials and elevational detail are of high quality, and where appropriate distinctive and/ or complementary

37. As all matters are reserved, these aspects will be assessed at reserved matters stage, however the indicative plan indicates a form of development that fits within the context of the surrounding area including the relationship of the built form, plot sizes. The policy continues to state that:

- b) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking
- c) The proposal includes access, which meets appropriate highway standards
- d) The proposal does not lead to unacceptable tandem development
- e) The design and layout minimises exposure of existing private boundaries to public areas and avoids the need for additional physical security measures

38. The proposed development is considered to be of an adequate size to accommodate 27 additional dwellings and meets appropriate highways standards in terms of the location of the access (the design details of the access are a reserved matter). The proposal does not lead to tandem development; the site fronts the road and the existing dwelling is not being retained. The proposed development does not conflict with the underlying approach of TB06. The indicative plans indicate a cul-de-sac layout development which is acceptable in this location.

Loss of Employment:

39. Part of the current employment use on site is considered sui generis, and the decision notice for planning application ref: 041958 (O/2004/2738) states that a Lawful Development Certificate was granted in October 1997 for the use of the land as an established builder's yard.

40. The site is located outside an existing Core Employment Area as specified in Policy CP15 (Employment Development). However, this policy does state that 'any proposed changes of use from B1, B2 or B8 should not lead to an overall net loss of floorspace in B Use within the borough'. Paragraph 4.71 of the Core Strategy supports the re-use of existing employment sites for other uses in locations where there is a demand for other uses and/or a lack of demand for business uses without a net loss in employment floorspace. The proposal would result in a relatively small loss of 'sui generis' employment floorspace which policies do not actively seek to retain and therefore the overall loss of economic floorspace would be limited and therefore not considered to be an unacceptable loss.

Site Sustainability:

33. Policy CP9 of the Core Strategy states 'the scale of development proposals in the borough must reflect the existing or proposed levels of facilities and services at or in the location, together with their accessibility.'

34. Policy CP6 states of the Core Strategy states:

'Planning permission will be granted for schemes that:

a) Provide for sustainable forms of transport to allow choice;

b) Are located where there are or will be at the time of development choices in the mode of transport available and which minimise the distance people need to travel;'

35. The Borough Design Guide SPD states '*if places are to be sustainable then the aim should be to create: Walkable neighbourhoods, with a range of facilities within 10 minutes walking distance of residential areas, which encourage people to travel on foot or by bicycle.*' Walkable neighbourhoods are defined in Manual for Streets (MfS) as those typically characterised by having a range of facilities within 10 minutes walking distance from residential areas. Manual for Streets clarifies that 10 minutes walking distance is roughly 800 metres. The Urban Design Compendium further advises:

'People should be able to walk in 2-3 minutes (250 metres) to the post box or telephone box: the newsagent's should be within 5 minutes (400 metres). There should be local shops, the bus stop, the health centre and perhaps a primary school within a walking distance of (say) 10 minutes (800 metres).'

36. The National Design Guide (Oct 2019) defines walkable as local services being no more than a 10 minute walk (800m radius).

37. Sindlesham is classed as a Limited Development Location, which is summarised in the development plan as those settlements containing '*a basic range of services and facilities and are physically and socially cohesive*'. Whilst Sindlesham it is at the bottom of the settlement hierarchy, uniquely the site would also adjoin the southern edge of Winnersh Major Development Location (See Fig 2).

38. Despite being located in a Limited Development Location are a wide range of facilities that would fall within acceptable walking distances these include the following:

- Bearwood Recreation Ground and playground 150m (2mins)
- Sainsburys Winnersh 750m (9mins)
- Winnersh Community Centre 500m (6mins)
- Bearwood Primary School 500m (6mins)
- The Walter Arms Pub 675m (7mins)
- Nirvana Spa 500m (6mins)

41. In addition to the above, the nearest bus stop is 1min walk with Winnersh Station only 13min walk away allowing easy connection for commuting a leisure to Reading and London.

42. Overall, it is clear that this site benefits from a range of sustainable travel options has numerous walkable facilities and services in close proximity which would effectively meet the day-to-day needs of occupants without reliance on private vehicle. In this instance, the site is considered sustainably located and this is afforded significant weight in the overall planning balance.

Character of the Area

43. Policy CP1 of the Core Strategy states that planning permission will be granted for development proposals that 'maintain or enhance the high quality of the environment'. Policy CP3 of the Core Strategy states planning permission will be granted if development is 'of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design' and contributes 'to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping'. The supporting text to policy CP3 also sets out that development should be of a high standard of design that can integrate with the character of the area as this is important to achieving sustainable development.

44. The application seeks permission for the erection of a replacement dwelling at the front of the site and erection of three new dwellings to the rear over partial previously developed land (PDL) following demolition of existing buildings and hardstanding.

45. There are a mix of dwelling types, styles, sizes and materials used in the immediate neighbourhood resulting in a varied street scene and mixed character.

46. The proposal includes demolition of a dwelling, outbuildings and builder's yard erection of new dwellings with a long access from King Street Lane that will be backland development. Section 4.10 of the Borough Design Guide SPD states that 'on a piecemeal basis, 'backland' and in particular 'tandem' development will potentially erode the character of an area, in terms of the street frontage, landscape character (particularly where there is a 'green backdrop') and impact on neighbour may also fail to take opportunities to create a positive character in itself.'

47. The proposal would result in a tandem form of development with no frontage onto a public highway for the new dwellings contrary to the recommendations contained in the Borough design Guide. However, it should be noted that backland developments are

not uncommon in this area e.g. Alder Mews and Harvest Drive, and these now form part of the established character of the area

48. Consequently, the proposed development would not introduce a new form of development into the area and cannot be seen to cause any harmful erosion to the general character of the area. Additionally, the access will utilise an existing track and will not be a new feature. For these reasons, the proposal is considered to not have significant detrimental impact on the character of the area.

Design/Climate Change:

49. Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change.
50. Paragraph 158 of the NPPF requires local plans to “take a proactive approach to mitigating and adapting to climate change...” which footnote 53 makes clear should be in line with the Climate Change Act 2008 and Paragraphs 162- 163 deal with individual development and emphasise the importance of energy efficient, low carbon development.
51. It is acknowledged that there may be some environmental benefits to replacing a building in disrepair, however, the energy used to construct a new building can dwarf the energy saved over its useful life. For this reason, it is preferable to adapt existing buildings rather than demolish and replace wherever possible since, even when derelict, a building represents a considerable store of embodied energy. Whilst, no specific design or materials have been proposed or agreed at this stage, 9 new dwellings will inherently be required to demonstrate an inherent compliance with the most up-to-date energy efficiency standards and building regulations through the reserved matters submission. This is re-iterated in paragraph 164 of the NPPF and should be considered in any forthcoming reserved matters application.
52. Any future reserved matters application considering design will be expected to take maximum advantage of sunlight and make use of recycled or sustainable building materials, building insulation, energy efficient and water saving appliances (such as an energy efficient gas powered boiler), photovoltaic panels, compost facilities and cycle storage as well as water butts and soak-aways for rainwater reuse, permeable car parking surfaces and maximisation of soft landscaping for natural infiltration. This is re-iterated in paragraph 164 of the NPPF and should be considered in any forthcoming reserved matters application.
53. Overall, there exists a very strong legislative and policy basis for planning decisions to be taken with Climate Emergency considerations at their heart. WBC expects that any new dwelling should meet the requirements set out in the Climate Change Interim Policy Position Statement Wokingham Borough Council (December 2022). Appropriate conditions are considered reasonable to allow this development to contribute positively to these sustainability goals at reserved matters stage.

Landscape Character:

54. 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.
55. The Landscape Officer states that a Landscape Strategy would have been a useful document to accompany the outline application, however Landscaping is a reserved matter therefore it cannot be required at this stage. A condition is recommended to ensure that any landscaping strategy coming forward with a reserved matters application covers the key landscaping matters relating to the site.
56. There are no objections from the Landscape Officer on landscape character grounds subject to a landscaping strategy.

Protected Trees:

57. The site contains several large trees within the open countryside area. A significant line of trees on the eastern boundary of the site is a notable landscape feature. Many of the trees within and adjacent to the site are protected by TPO 225/1983. TPO 1939/2023 was served today for the Oak on 17 November 2023 and it is shown as retained on the proposed plans.
58. On the Rev. H Site Plan, H2 hedge shown as being retained on the Tree Retention Plan but is not included on the Site Plan, however the site plan is indicative only.
59. It is expected that all TPO trees and boundary hedgerows are retained and the design, layout at reserved matters stage must ensure that these trees are capable of retention in perpetuity a condition will be included to this effect.

Public Open Space:

60. TB08 states that proposal for residential development will need to demonstrate how they meet the standards set out in the policy table.
61. Publicly accessible greenspace (0.8ha) is proposed as part of the development and can be used to facilitate outdoor play and recreation; this is shown on the indicative plans. Regardless of this there are opportunities for recreation and outdoor space in close proximity to the site, with Bearwood Recreation Ground facilities less than 200m walk providing high-quality amenity space for the enjoyment of future occupiers. On this basis, it is considered that the scheme affords adequate public open space for occupiers and an additional contribution is therefore not considered necessary or proportionate to the proposed development.

Employment Skills

62. Policy TB12 of the Wokingham Borough Council MDD, requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a supporting method statement. ESP requirements are worked out using the Construction Industry Training Board (CITB) benchmarks which are based on the value of construction. The ESP requirements and the corresponding 'financial contribution in lieu' - will be calculated based on the

proposed gross internal floorspace and it will have to be secured through Section 106 legal agreement prior to the determination of the application.

Neighbour Amenity:

63. At this stage, the proposal must demonstrate that the amount of development (28no. dwellings) can be accommodated without significant impact on residential properties in terms of overlooking, overbearing and ,loss of light.
64. The indicative layout shows the 28 dwellings on the site in a cul-de-sac configuration. The properties are set away from the site boundaries and have adequate garden sizes. Due to their location, orientation and spaces between properties, it is considered that the site could accommodate the number of dwellings proposed without any harmful impact on neighbour amenity.
65. As this is an outline application and scale, layout and appearance are a reserved matters, the detailed assessment of neighbour amenity would need to be assessed at reserved matters stage once the location of windows, and orientation, height and location of properties is confirmed.
66. It is considered that overall the proposed development will have an acceptable impact on the amenity of existing neighbouring occupiers with respect to overlooking, overshadowing and overbearing impacts.

Internal Space Standards

67. The internal space standards for new dwellings are set out in the Borough Design Guide and supported by TB07. As this is an outline application and scale is a reserved matter, the internal space would need to be assessed at reserved matters stage.

External Space Standards

68. The Borough Design Guide indicates that gardens should have a minimum garden length of 11m provided the space is usable. The indicative site plans shows the indicative locations of gardens.
69. Overall, gardens of adequate size can be accommodated within the site and this can be assessed as a reserved matters.

Flooding & Drainage:

70. The site is located within Flood Zone 1 of the EA Flood Zone Map and has therefore little or no risk of fluvial flooding. There are no historic records of flooding on or adjacent to the site. Paragraph 5.4 states that latest Environment Agency's surface water flood map for the site and surrounding area shows that a small element of the site is vulnerable to surface water flooding. This is due to the impermeable surface which exists along the access point extending further into the site area forming an overland flow route for the surface water to flow through. The map also identifies the risk of surface water flooding is low, this means, the area has a chance of flooding between 0.1% and 1% each year.
71. Section 2.3 above, a site investigation has been undertaken. The results of which suggest infiltration is not feasible due to the rates provided by the soakage testing.

72. Paragraph 7.3.3 states that Thames Water's capacity confirmation requires the site to be draining to a maximum discharge of 2.08 l/s into the existing surface water sewers located within King Street Lane. It is therefore proposed that the 'post development' discharge rates will be restricted to 2.08 l/, for all storm events up to and including the critical 1% AEP (1 in 100-year return period) storm event incorporating the impacts of climate change allowances (applied as a 40% uplift in peak rainfall intensity) for the lifetime of the development (assessed as being 100 years).
73. The layout of the development site and the drainage system should be designed so that natural low lying areas and overland conveyance pathways are used to manage surface runoff, where appropriate, where they do not pose an unacceptable risk to the new developments or downstream areas/ elsewhere. Where run-off from off- site sources is drained together with the site run-off, the contributing catchment should be modelled as part of drainage system in order to take full account of additional flows.
74. Drawing no. 21-029-010 shows proposed drainage plan for the development. Development should be according to FRA submitted reference no. 21-029-005 Rev A and it is the responsibility of applicant to inform LLFA if there is any change in drainage design at construction stage. Considering above LLFA recommends no objection for this development subject to conditions.
75. R23 of the Borough Design Guide SPD notes that parking spaces in front gardens must be paved with permeable surfaces to avoid any increase in surface water run- off and should include for soft landscaping. This will be secured at reserved matters stage through the landscape reserved matter.

Environmental Health:

76. Environmental Health Officers have no objection to the proposed development subject to conditions in relation to air quality and noise due to the proximity of the development to the M4.

Air quality:

77. The Environmental Health Officers have recommended that an air quality assessment is carried out and are satisfied this can be secured by condition. The site is surrounded on two side by residential development and the location.

Noise:

78. There is a potential impact from noise on future occupants of the site from nearby sources of noise, the most impact is anticipated to be from the M4 motorway which at the closed boundary is approximately 80m to the north. There are fields separating the proposed site from the Motorway and the site is surrounding by residential development on two sides. The context of this site.
79. Proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts in line with Appendix 1 of the MDD Local Plan which assesses the acceptability of a proposed

development that emits noise. The Council will determine the effect the noise will have on nearby NSRs taking into account both daytime and night-time noise levels.

80. A noise report has been submitted and has been written and presented well however, it is felt the report has not adequately shown that the internal (with windows open) and external ambient noise levels will meet NOEL; as per our adopted local plan (MDD 2014)
81. As the development is proposed in outline only, with all matters reserved excluding access, the generally physical location and design of the properties and the location of their windows will not be confirmed until Reserved Matters Stage. On this basis, the noise monitoring will be secured by condition when further details are provided at reserved matters stage.
82. Environmental Health Officers have also requested conditions relating to plant and machinery and external lighting. As the application is outlined with all matters reserved excluding access, and no plant machinery or lighting have been proposed at this stage, these conditions are not considered necessary and do not meet the six tests of imposing conditions.
83. Environmental Health Officers also refer to the use of air source heat pumps, at outline stage the heating mechanisms are not known. If air source heat pumps are proposed at reserved matters stage a relevant condition can be imposed to ensure the noise emissions are appropriately mitigated.

Contamination:

84. The Council does not hold information to confirm whether the site is contaminated, however due to the historic use of the land for agricultural and as a builders yard with a variety of waste items stored on the land a preliminary contaminated land/waste assessment (including asbestos management) should be carried out to ensure that any necessary remediation is carried out. As the proposed residential use is considered sensitive land use, in accordance with the NPPF and the principles of sustainable development, the applicant will be required to carry out a contamination risk assessment of the site followed by remediation works if found to be necessary. This is appended to the recommendation as a condition.

CMP:

85. Environmental Health Officers require a construction method statement which will be secured by condition. It is also recommended that demolition is included in this plan.

Ecology & Biodiversity:

86. Core Strategy Policy CP7 states that development will be only permitted if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and:
 - i) Mitigation measures can be put in place to prevent damaging impacts; or
 - ii) Appropriate compensation measures to offset the scale and kind of losses are provided.

87. MDD Local Plan policy TB23 states that planning permission will only be granted for proposals where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they:

“Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing

a) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation

b) Ensure that all existing and new developments are ecologically permeable.”

88. Paragraph 180(d) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

89. The following commentary is based on the Ecologist comments dated 18.12.2023 following the Applicant addressing the initial comments.

Habitats:

90. The site is bordered to the east by a watercourse. However, reviewing the available aerial imagery, this appears to be associated with a hedgerow that is also just beyond the redline boundary. Watercourses that are associated with a hedgerow feature are usually recorded within the hedgerow tables of a biodiversity net gain calculator and not counted a second time in the watercourse tables and is therefore how much the development encroach into the bankside margin of the watercourse is a non issue.

91. The Ecologist states that the indicative plan does suggest that there could be a plot 23 in close proximity to the hedgerow with ditch. Hedgerows are habitat of principal importance and, given that this is an off-site feature that should be protected so it can be retained, it is relevant under current local plan policies CP7 and TB23 to seek an appropriate buffer in order to help retain its ecological function. However it is possible to resolve this detail at reserved matters stage.

Biodiversity Net Gain:

92. Consequent to determining that the watercourse does not need to be considered as a separate item in the biodiversity impact assessment calculator submitted (Defra metric 3.1), it is the view of the Ecologist that it is possible for the local planning authority to consider the impact on habitat biodiversity from the current submission.

93. At this stage, the calculator indicates that there will be a net loss of 1.41 habitat units. There is also a trading rule error. Looking into this a bit more, the trading error shows a net loss of 1.52 habitat units of medium distinctiveness grassland habitat and 0.08 habitat units of medium distinctiveness heathland and scrub units.

94. It may be that the reserved matters detail can bring forward a proposal that results in a smaller net loss on-site but it is recommended that the local planning authority should consider it likely that the proposal will result in a net loss of habitat biodiversity on-site. This loss is significant in two ways. First, it is a significant percentage of the total

baseline habitat biodiversity on site (measured at over 45%). Second, it includes loss of medium distinctiveness habitat units. If this loss is not compensated via provision of off-site biodiversity net gain, the proposal would be contrary to NPPF paragraph 174(d) and 180(a) and should be refused.

95. As this is an outline application, the reserved matters application would be required to understand the final requirement for off-site habitat unit provision. If a mechanism to deliver the required off-site habitat unit provision, pending approval of the reserved matters and revised Defra metric, were secured against this outline application then the proposal would be compliant with NPPF paragraphs 180(d) and 186(a).
96. A Grampian condition is recommended for submission and approval of a revised biodiversity net gain calculator as part of a detailed biodiversity net gain plan.
97. At this stage, the applicant does not have a detailed off-site biodiversity net gain proposal. This could be resolved via the condition. However, if the applicant is seeking for the Council to supply off-site biodiversity units, the mechanism to allow this would be most appropriate to secure via a planning obligation agreed at this stage. In light of the above conclusions, the proposed heads of terms accommodate this requirement and the application is acceptable in this regard.

Other Ecological matters:

98. The submitted Ecological Impact Assessment (CSA Environmental) recommends that mitigation measures during construction are resolved in detail via a Construction Environmental Management Plan (CEMP) condition. It is agreed that this is proportionate to the risk for this site and a CEMP condition is capable of successfully mitigating the risk on protected species. The LPA therefore recommend the British Standard 42020:2013 CEMP condition wording is applied.
99. The Ecological Impact Assessment paragraph 5.23 also makes recommendations for the provision of species specific enhancements (bat and bird boxes) and the inclusion of ecological permeability measures. It is recommended that the detail and delivery of these measures is secured via an appropriately worded condition.

Heritage Assets:

100. The Sindlesham Conservation Area adjoins the proposal site's western boundary. The location of the proposal is at the less sensitive north-eastern periphery of the Conservation Area, which has already experienced considerable change in its transition from open, undeveloped countryside to a highly suburbanised district within the orbit of a major town. It is also partially located on previously developed land. Whilst a commensurate increase in the density of development is proposed, new development will be seen in the context of a similar residential scheme to the north and will be largely screened by extant built form along King Street Lane and Bearwood Road. As such, the proposal will have a very limited visual relationship with the conservation area itself and the heritage assets that front its streets.
101. Paragraph 200 of the NPPF states that "Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification". The Preliminary Heritage Statement submitted with the pre-application request has not

provided any justification for the proposal. It only states that the site in its current form as a domestic garden does not contribute to the significance of the heritage assets. However, the Heritage Statement does not assess the significance of the open character of the site as a contributor to the settings of designated heritage assets.

102. Paragraph 200 of the NPPF goes on to confirm that substantial harm to *“assets of the highest significance, grade I and II* listed buildings, grade I and II* registered parks and gardens, ... should be wholly exceptional”*. The site and its mature vegetation not only contributes to the setting of the Bearwood Registered Park and Garden (Grade II*), but it also forms part of the parkland setting of Reddam House, a Grade II* Listed Building.
103. Paragraph 202 of the NPPF states that *“Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use”*. The proposed development will not result in any wider public benefits other than contribution of new homes and in particular affordable housing, and an area of publically accessible open space.
104. An objection has been received from the Built Heritage Officer. They acknowledge that the Conservation Area has already experienced considerable change and tht the proposal will have a very limited visual relationship with the Conservation Are itself and the heritage assets that front its streets. Their main concern relates to the loss of a fragment of open green space surrounding the conservation area and the potential to undermine significance of long views, reinforcing the sense of enclosure and furthering built form within the setting of the Conservation Area.
105. On this basis, they consider that with a sensitive design and appropriate scale, siting and massing of new development (all reserved matters) are imperative. There is a low adverse impact, at the lower end of the “less than substantial” spectrum of harm to the Conservation Area and any public benefits of the proposal must be assessed. Furthermore, they state that he loss of the pastoral elements of the site would lead to a low degree of harm to the significance of Bearwood Hall and former Sindlesham Baptist Chapel and t would cause a very minor degree of harm to properties of local and modest significance.
106. Overall, the proposed development would cause a degree of harm to the setting of the Conservation Area. It would therefore conflict with Policy TB24 of the MDD LP and the objectives of Framework which together seek to conserve and enhance designated heritage assets and their settings.
107. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
108. There is no loss of historic fabric of any designated or non designated property and the site is well contained with limited visual impact on the Conservation Area. The proposal for up to 28 dwellings contributes to meeting the Council’s identified housing needs and given these benefits and the only minor harm occasioned to the setting of

the Conservation Area and long views towards it, a sympathetically designed proposal is able to sufficiently off-set any harm to the setting of the Conservation Area.

Archaeology:

109. Berkshire Archaeology states that there are potential archaeological implications with this proposed development, as demonstrated by Berkshire Archaeology's Historic Environment Record. The site is located within an area of archaeological potential and previous archaeological investigations in the area have revealed the presence of an Iron Age and Roman occupation site at the former Hatch Farm Dairies to the north, Iron Age and Roman features at Bearwood Park, Roman artefacts were recovered during field walking to the south west of Mole Road and a multi-period site was excavated at Sadler's End to the southeast which included important evidence of Iron Age iron working as well as remains dating to the Bronze Age, Saxon, medieval and post-medieval periods. Early mitigation, prior to reserved matters, is recommended which would permit any archaeology found to inform on the design details of this development.
110. As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that a condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 205 of the NPPF(2021) which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'.

Highways Access & Parking Provision

111. The layout is indicative and access is a reserved matter, meaning that the access could be changed. However, the indicative plan shows that the access would be provided in the same location as existing.
112. The layout also indicates the parking provision for each dwelling which would be provided through driveway spaces and some with integral garages. Conditions for cycle parking, vehicular parking and EVC charging are recommended.
113. The Highways Officer has advised that the indicative access and parking provision is acceptable following the submission of additional information in October 2023.

Vehicular Parking provision:

114. A parking calculator has been submitted and the proposed parking comprising 56 allocated parking spaces, 4 garages, 6 unallocated parking spaces is acceptable. This would result in a parking ration of 2.4 without garages. The internal dimensions of proposed garages is to be 6m x3m and the parking space meet the minimum standards. A parking plan (20.55-025) has been submitted and the Highways Officer is satisfied with the parking arrangement subject to a parking management strategy to be secured by condition.

Cycle Parking:

115. Cycle parking needs to be provided within the rear gardens of properties with direct access to it. This should be included in any reserved matters submission.

EVC:

116. Information has been provided on the aforementioned parking place. The details of the EVC will be secured by condition.

Access:

117. It is proposed to widen the existing access to 5m wide with a 2m pavement on the eastern side. A lamp column will need to be re-located at the Applicant's expense as part of an appropriate highway agreement. Visibility splays of 2.4m x 43m are shown on drawing 21-029/004 which are acceptable for King Street Lane which is 30mph. The access details will be secured by condition.

Road Safety Audit:

118. The Road Safety Audit raised only one issue at the access and that was to include dropped kerbs and tactile paving. This is required and will need to be included in detailed design of the access which will be secured by condition.

Sustainability Assessment:

119. An audit of the existing walking and cycling to local services has been undertaken, which identifies improvements that may assist in the sustainable movement for site. These would need to be delivered through the appropriate highway's agreement with WBC. A walking and cycling strategy will be secured by planning condition to deliver these improvement.

Site Roads:

120. The roads will be built to adoptable standards. If the site roads are to remain private, this would also need to be included in any s106 agreement, including details of the management company set up to look after the maintenance of the roads, the Borough's inspection fee and the APC Bond. If the site roads are to be adopted, these would need to be delivered through s38 agreement with the Borough. The Borough would also require agreement on inspection fees and commuted sums. The adoption plans, fees and commuted sums would need to be included in any s106 agreement.

121. It has not been confirmed that whether or not the roads would be offered for adoption or not would be made by whoever brings forward the reserve matters application. Therefore, the s106 will need to include the appropriate wording for either the roads will be maintained as private or offered up for adoption and the decision would need to be made by reserve matters stage.

Swept Path Analysis:

122. The Highways Officer is content with the submitted details and swept paths can now be included in the reserve matters application.

Service Margins:

123. A service margins plan will need to be submitted with the application. However, as this is an outline planning application, highways is content for these to be part of any reserve matters application. The following standard service margins are used in the Borough, namely: -

- 2m service margins if there are frontages
- 1m service margins with no frontages and lighting
- 0.5m service margins with no frontages and no lighting

Travel Plan:

124. WBC operates a MyJourney campaign in lieu of a travel plan, this amounts to £540 per dwelling contribution. It has now been agreed to provide the contribution for MyJourney in lieu of a Travel Plan which will form part of the S106 agreement.

Lighting:

125. A lighting strategy would need to be submitted. This has not been provided however, as this is an outline application highways is content to secure this strategy through a planning condition.

Construction Method Statement:

126. A framework construction plan would need to be submitted. As this is an outline application, highways is content to secure the construction method statement through a planning condition.

Community Infrastructure Levy (CIL):

127. As the proposal is for new residential floor space, it would be CIL liable development. The applicant should liaise with WBC CIL for further details.

Planning Balance:

128. The Council cannot demonstrate a 5-year housing supply and therefore the development must be assessed in line with Paragraph 11d(ii) and against the policies in the NPPF taken as a whole. The three overarching objectives contained within paragraph 8 of the Framework seek to balance growth and local community needs against protection of the natural, built and historic environment (Economic, Social and Environmental). The benefits and disbenefits are therefore considered against these three broad topic areas below.

Economic

129. In terms of the proposed loss of employment space outside of a Core Employment Area, the proposal is unlikely to lead to a Borough wide 'net loss' of industrial uses as the site is, in part, a Sui Generis builders yard. As with all housing development in such locations, the proposal would result in both short and long term economic benefits. This is broadly set to arise from the short-term economic contribution of the construction of the homes via construction industry jobs. In the longer term, future residents will

undoubtedly contribute to the viability and vitality of businesses in nearby Sindlesham and Winnersh. CIL payments and New Homes Bonus would also be an economic benefit of the proposal. Although none of these are unique to this scheme, the development is therefore considered to perform a positive economic role.

Social

130. The provision of 28 homes including an above policy compliant level of onsite affordable homes would positively assist in furthering the social objective of sustainable development. The provision of an adequate range of dwelling sizes and on-site affordable housing provision will ensure this site maximises its contribution to meeting the identified general and affordable housing need over the plan period. The creation of homes in close proximity to jobs, services and leisure opportunities in Winnersh allows occupants to benefit from strong local connections. This development is therefore considered to perform a positive social role and carry significant weight accordingly.

Environmental

131. There would be a degree of harm caused by the loss of small field to the rear of the site. Less than substantial harm has also been identified to the setting of the Conservation Area and the non-designated Heritage Assets of Bearwood Hall and Former Sindlesham Baptist Chapel. It is recognised that the proposal would alter the character of the Site and diminish the contribution made by the surviving pastoral elements of the Site to the setting and significance of the conservation area, although the change would not be incongruous alongside modern development at Alder Mews boundary planting would screen and soften these views. There would be realistic and desirable opportunities to utilise sustainable travel options to numerous facilities in the locality and this tempers the weight attached to the limited sustainability of the area for this size of development. In addition, ecological benefits will be secured alongside biodiversity net gain across the site. Overall, it is considered the development would perform a positive environmental role.
132. The positive economic, social and environmental role identified above are considered to be of a scale and nature to outweigh the less than substantial harm (on the lower end) identified by the Heritage Officer.
133. In returning to Paragraph 11(d) of the NPPF, when applying the tilted balance, those limited identified adverse impacts of granting permission would not significantly and demonstrably outweigh those benefits as identified above. When assessed against the policies in the NPPF as taken as a whole, the proposal is recognised to perform a notable economic, social and environmental role. Accordingly, the application is recommended for approval subject to the conditions listed and the S106 terms listed within this report.

The Public Sector Equality Duty (Equality Act 2010)
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<i>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</i>
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planning application and there would be no significant adverse impacts upon protected groups as a result of the development.

APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

1.	<p>a) No development shall commence until details of the access, appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.</p> <p>b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.</p>	<p>In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).</p>
2.	<p>This permission is in respect of the submitted application plans and drawings numbered 20.55.0220 (location plan) 20.55-021 (site plan) 21-029-007(Swept Path) 20.55-025 (parking plan) 21-029/004 (access plan) received by the local planning authority on 5 May 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.</p>	<p>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.</p>
3.	<p>No development shall take place, including any works of demolition, until a Demolition, 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:</p> <ul style="list-style-type: none"> i) the parking of vehicles of site operatives and visitors, ii) loading and unloading of plant and materials, iii) wheel washing facilities, 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) measures to control the emission of dust and dirt during construction, vi) a scheme for recycling/disposing of waste resulting from demolition and construction works. vii) the control of noise viii) the control of external light ix) the control of dust, smell and other effluvia 	<p>In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.</p>

	<p>x) the control of rats and other vermin</p> <p>xi) the control of surface water run-off</p> <p>xii) the proposed method of piling for foundations (if any)</p> <p>xiii) proposed construction and demolition working hours</p> <p>xiv) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.</p> <p>The development shall be carried out in accordance with the approved scheme.</p>	
4.	<p>No development shall 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. .</p>	<p>To ensure satisfactory drainage of the site and avoid flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality.</p>
5.	<p>Prior to the commencement of development details of surface water attenuation/storage works shall be submitted to and approved in writing by the Local Planning Authority. The volume balance requirements should be reviewed to reflect actual development proposal, agreed discharge rate and the extent of impermeable areas and runoff to be generated. The storage can be designed on-line or off-line, either on or below the surface, and should be located within the site. Where practicable, above ground system should be used to enhance biodiversity, increase capacity and for ease and safety of maintenance. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.</p>	<p>To prevent the increased risk of flooding.</p>
6.	<p>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.</p> <p>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</p>	<p>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)</p>

	<p>equipment, refuse or other storage units, signs, lighting, external services, etc).</p> <p>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.</p> <p>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.</p>	
7.	<p>Prior to commencement 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.</p>	<p>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</p>
8.	<p>Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular accesses on to King Street Lane to include visibility splays of 2.4m by 43m and re-location of lighting column. The accesses shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.</p>	<p>In the interests of highways safety Relevant Policies: CP6 NPPF</p>
9.	<p>Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and visibility splays shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling</p>	<p>To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional,</p>

	has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority	accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.
10.	The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning	: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010, and the North Wokingham Development Location Supplementary Planning Document (October 2011).
11.	The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details 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	In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.
12.	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.	To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.
13.	Prior to commencement of development, details of a scheme for protecting external amenity spaces (gardens, patios, larger balconies, roof gardens and terraces) from external traffic noise shall be submitted	To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF

	<p>to and approved in writing by the Local Planning Authority. In line with relevant policy and guidance including Wokingham Council's Managing Development Delivery Local Plan (appendix 1), 'Professional Practice Guidance on Planning and Noise: New Residential Development' (May 2017 or later versions), WHO guidelines for community noise. The scheme shall ensure that, upon completion of the development, good acoustic design will be used to achieve:</p> <ol style="list-style-type: none"> 1. internal noise limits: <ol style="list-style-type: none"> a. bedrooms shall achieve 35dB(A) LAeq,16hr (07:00 to 23:00) b. bedrooms shall achieve 30dB(A) LAeq,8hr (23:00 to 07:00), with individual noise events not exceeding 45dB(A) LAFmax more than 10 times c. living rooms shall achieve 35dB(A) LAeq,16hr (07:00 to 23:00) d. dining rooms shall achieve 40dB(A) LAeq,16hr (07:00 to 23:00) 2. external noise limits: <ol style="list-style-type: none"> a. external amenity spaces shall not exceed 55dB(A) LAeq,16hr (07:00 – 23:00) 	<p>Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06</p>
<p>14.</p>	<p>Before the development hereby permitted commences an Air Quality Assessment shall be submitted to and approved in writing by the local planning authority demonstrating the likely changes in air quality or exposure to air pollution, as a result of a proposed development. The assessment will need to:</p> <ol style="list-style-type: none"> 1) assess the existing air quality in the study area (existing baseline) 2) predict the future air quality without the development in place (future baseline) 3) predict the future air quality with the development in place (with development) 4) provide details of mitigation <p>Cumulative impacts of other committed developments in the area, and impacts on existing receptors during the demolition/construction phase should form part of the assessment. Geospatial maps (e.g. isopleths) should be included to more easily show the effect on air quality, under different scenarios. Uncertainties of predictions should be made clear.</p>	<p>To protect existing and future occupants of property on site or nearby from exposure to poor ambient air quality.</p>
<p>15.</p>	<p>Development shall not commence until a site investigation has been completed and if necessary, a remediation/mitigation scheme to deal with the identified contamination to avoid risk to the human health and to the built and natural environment when the site is developed, shall be submitted to and approved in writing by the local planning authority. Development shall not commence until the measures approved in the scheme have been implemented and</p>	<p>To ensure that human health, nature, and property are adequately protected from the risks of land contamination. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core</p>

	<p>verified. Guidance on land contamination risk management can be found at GOV.UK https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm</p> <p>1) Should any unexpected contamination be encountered during the development, a scheme assessing the risk and the measures to be taken avoid risk to the human health and to the built and natural environment when the site is developed, shall be submitted to, and approved in writing to the local planning authority. Prior to occupation verification of the implementation of the approved mitigation measures shall be submitted to and approved in writing to the local planning authority.</p> <p>2) Prior to occupation, if no unexpected contamination is encountered during the development, a statement to that effect shall be submitted to the local planning authority. and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3</p>	<p>Strategy policies CP1 & CP3</p>
<p>16.</p>	<p>Prior to demolition, an assessment for the presence of asbestos containing material (ACM) of the existing structures on site shall be carried out and plans for the safe removal and disposal of such material shall be submitted to and approved in writing by the Local Planning Authority</p>	<p>To ensure any contamination on the site is remediated to protect the existing/proposed occupants of the application site and adjacent land. Relevant policies – Core Strategy Policies CP1 and CP3</p>
<p>17.</p>	<p>Development shall not commence until a detailed plan for biodiversity net gain has been submitted to and approved by the local planning authority. The detailed plan must include:</p> <ul style="list-style-type: none"> a) A revised biodiversity impact assessment based on the on-site proposals approved at reserved matters; b) Itemised shortfalls compared to no net loss of any unit category and broad habitat type on-site; c) Details of any off-site habitat changes required to address the shortfalls and ensure no net loss; d) Management plans to cover a minimum time period of 30 years for the off-site locations identified; e) Detail of the legal mechanism by which the implementation and ongoing management of the off-site habitat net gain locations are secured; and f) Timing of actions required to deliver the biodiversity net gain plan. <p>Once approved the detailed plan shall be</p>	<p>To ensure that the proposal accords with NPPF paragraphs 174(d) and 180(a).</p>

	implemented according to the timetable.	
18.	<p>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.</p> <p>a) Risk assessment of potentially damaging construction activities.</p> <p>b) Identification of “biodiversity protection zones”.</p> <p>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).</p> <p>d) The location and timing of sensitive works to avoid harm to biodiversity features.</p> <p>e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication.</p> <p>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.</p> <p>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</p>	To secure detailed mitigation measures for protected species and retained habitats during construction, in line with local plan policies CP7 and TB23.
19.	<p>Prior to commencement a strategy for species enhancements and ecological permeability for the site, in line with section 5.23 of the submitted Ecological Impact Assessment (CSA Environmental, ref: CSA/6186/01 Rev A, May 2023), shall be submitted to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.</p>	To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.
20.	A) No development shall take place/commence until a programme of	The site lies in an area of archaeological potential.

	<p>archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:</p> <ol style="list-style-type: none"> 1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment 3. Provision to be made for analysis of the site investigation and recording 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation 5. Provision to be made for archive deposition of the analysis and records of the site investigation 6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI. <p>B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</p>	
21.	<p>Prior to the commencement of the development a landscape management plan, including management of SUDs, long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.</p>	<p>In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21</p>
22.	<p>The reserved matters for the development shall include details of internal pedestrian and cycle infrastructure and connections from the development to improve footway and cycleway routes that connect the development with bus stops, Reading Road, Bearwood Primary School and Winnersh Station shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling</p>	<p>In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6.</p>

23.	The development shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.	In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.
24.	Prior to the occupation of the development, details of external lighting shall be submitted to and approved in writing by the local planning authority. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. No further external lighting shall be installed without the written approval of the local planning authority.	To protect residential amenity Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP6 CP11 and Managing Development Delivery Local Plan policy TB21
25.	Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces	To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20.
26.	Prior to the occupation of the development, a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. Plan should fully detail the access that is required to reach surface water management component for maintenance purposes. It should also include a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.	To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.
27.	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 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on	To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy:

	Saturdays and at no time on Sundays or Bank or National Holidays.	Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.
28.	Prior to occupation of the development, 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.	In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.
29.	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans 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.	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.

Relevant pre-commencement conditions pending agreement with the Applicant.

<p>This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated __ January 2024, the obligations in which relate to this development.</p>
<p>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.</p>
<p>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.</p>
<p>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</p>
<p>. 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 coordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must</p>

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.
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/ .
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 111 development. For more information see - http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/ .
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
No action required as the site is located within an area with less than 1% of homes expected to exceed the UK radon Action Level. The BRE Report 'BR211 (2015) Radon: Protective measures for new buildings', recommend that radon protection is installed during the construction of any new buildings, extensions, conversion, and refurbishment. For the proposed development this would be a precautionary measure as there is no requirement to do so.
If water is not to be obtained for human consumption from a water company for the proposed development, then the supply of water is deemed as a private water supply. Under section 13(2) of The Private Water Supplies (England) Regulation 2016 (as amended) a private water supply must not be brought into use or used until the local authority is satisfied that the supply does not constitute a potential danger to human health. Therefore, details of the alternative means of water supply for human consumption to the proposed development needs to be submitted to the Local Authority for review. Written information should be sent to Environmental Health by post or by email to environmental.health@wokingham.gov.uk .

APPENDIX 2 - Parish Council Comments

PLANNING REF : 231094

PROPERTY ADDRESS : Winnersh Community Centre : New Road, Sindlesham, Wokingham : RG41 5DX

SUBMITTED BY : Winnersh Parish Council

DATE SUBMITTED : 25/05/2023

COMMENTS: Winnersh Parish Council's Planning and Transport committee wish to object as there appears to be no consideration to the additional traffic on to King Street Lane. There are already significant traffic queues on King Street Lane during peak times. Further traffic created by this development will only intensify the situation. It is not clear what level of parking provision has been included. The Committee are concerned that there is not enough adequate parking including visitor spaces especially as there are no other nearby suitable parking facilities.