
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Bovis Homes & Persimmon Homes Ltd
C/O Pegasus Planning Group (Mr David Hutchison)
Pegasus House
Querns Business Centre
Whitworth Road
Cirencester, Glos
GL7 1RT

Application Number: O/2006/8687

Parish: Winnersh

Location: Land at Hatch Farm Dairies, Including 42 & 44 King Street Lane, Winnersh.

Proposal: Proposed Development of land at Hatch Farm Dairies for the construction of up to 433 dwellings with associated internal access roads, garaging and car parking.
 A Link road including new junctions with King Street Lane and Lower Earley Way (forming Phase 1 of the Winnersh Relief road).
 Primary School (up to 2 form entry) including associated pitches / play area.
 Play Areas.
 Open space including a Community Woodland and a Country Park.
 Engineering operations to provide for flood compensation and flood protection.
 Other associated works including landscaping, creation of swales and ponds as part of the sustainable Urban Drainage proposals (SUDs) and sewage treatments works.
 Undergrounding of electricity power lines.
 Demolition of an existing dwelling (no 44 King Street Lane).

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby APPROVE consent subject to the conditions and reasons specified hereunder;

Conditions & Reasons

1) a) Approval of the details of layout, landscaping, appearance and scale of any part of the development within each phase of the development hereby permitted (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the local planning authority before that part of the development is commenced within that phase.

b) Application for approval of the reserved matters shall be made to the local planning authority not later than five 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.

In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compensation Act 2004).

2) The total number of residential units (Class C3) on the site hereby approved shall not exceed 433 units.

In order to control the parameters of the development. Relevant policy: Core Strategy policies CP1 and CP3, relevant MDD policies and the NPPF.

3) No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point). Applications for approval of Reserved Matters for any phase containing buildings shall include details of finished floor levels for the buildings in that phase. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing with the Local Planning Authority.

In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3, relevant MDD policies and NPPF.

4) A phasing strategy / plan shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved phasing strategy / plan unless otherwise agreed in writing with the Local Planning Authority.

In order to ensure a satisfactory form of development relative to local area. Relevant policy: Core Strategy policies CP1 and CP3, relevant MDD policies and the NPPF.

5) Before each phase of the development hereby permitted is commenced details of all boundary treatment(s) for that phase shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be fully implemented thereafter unless agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site

To safeguard amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6, relevant MDD policies and the NPPF.

6) Prior to the commencement of each phase of the development, full details of both hard and soft landscape proposals for that phase shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan,

specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and relevant MDD policies and the NPPF.

7) All hard and soft landscape works shall be carried out in accordance with the approved details 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.

In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and relevant MDD policies and the NPPF.

8)

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works (hereinafter called the Approved Scheme) which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site has been submitted to and approved in writing by the local planning authority. The Scheme of Works may be submitted on a phased basis and details can relate to part or all of a given phase. No development or other operations shall take place except in complete accordance with the Approved Scheme and the approved phasing of the related works.

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

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

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

To secure the protection, throughout the time that the development is being carried out, of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3, relevant MDD policies and the NPPF.

9) 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 are. Relevant policy: Core Strategy policy CP3, relevant MDD policies and the NPPF.

10) Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, 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.

In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3, relevant MDD policies and the NPPF.

11) 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 7:00am and 6pm Monday to Friday and 8.00am to 1pm Saturdays and at no time on Sundays or Bank or National Holidays, unless otherwise agreed in writing by the Local Planning Authority.

To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3, relevant MDD policies and the NPPF.

12) Before the development hereby permitted commences a scheme shall be submitted to and approved in writing by the local planning authority to assess construction and operational noise and specifies the provisions to be made for the control of any significant noise levels found to be emanating from the site. The approved scheme shall be fully implemented and retained throughout the construction phase of the development.

To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: Core Strategy policies CP1 and CP3, relevant MDD policies and the NPPF.

13) Prior to commencement of development within each phase of the development details of any external lighting on the site for that phase shall be submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

In the interests of amenity, protection of biodiversity and highway safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7, relevant MDD policies and the NPPF.

14) No development shall take place until an air quality impact assessment has been submitted to and approved in writing by the local planning authority. The surveys, mitigation and contingency measures contained within the assessment, shall be implemented in accordance with the approved assessment unless otherwise approved in writing by the local planning authority.

In the interests of amenity, protection of biodiversity and highway safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7, relevant MDD policies and the NPPF.

15) No development shall take place until a Construction Environmental Management Plan has been submitted to and approved in writing by the local planning authority. The surveys, mitigation and contingency measures contained within the assessment, shall be implemented in accordance with the approved assessment unless otherwise approved in writing by the local planning authority.

In the interests of amenity, protection of biodiversity and highway safety. Relevant policy: Core Strategy policies CP1, CP3, CP6 and CP7, relevant MDD policies and the NPPF.

16) No development shall take place until a detailed scheme to deal with contamination on the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence in those areas found to be contaminated until the measures approved in the scheme for those areas have been implemented.

To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: Core Strategy policy CP1 and CP3, relevant MDD policies and the NPPF.

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), all of the garage accommodation on the site 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, relevant MDD policies and the NPPF.

18) No part of any building(s) hereby permitted shall be occupied or used until vehicle parking and turning space for that building has been provided in accordance with details to be submitted to and approved in writing by the local planning authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space shall not be used for any purpose other than parking and the turning space shall not be used for any purpose other than turning.

To provide adequate off-street vehicle parking and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6, relevant MDD policies and the NPPF.

19) Any reserved matter applications submitted pursuant to condition 1 which includes new buildings shall include details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] those buildings. The approved cycle storage/ parking shall be provided prior to the occupation of the building that it is intended to serve, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6, relevant MDD policies and the NPPF.

20) No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge.

To avoid spillage of loose material onto the carriageway, in the interests of road safety. Relevant policy: Core Strategy policy CP6, relevant MDD policies and the NPPF.

21) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period unless otherwise approved in writing by the Local Planning Authority. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities and how the highway will be kept clean from mud and other materials arising from the site,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6, relevant MDD policies and the NPPF.

22) No development shall commence until a "Construction Traffic Management Plan" has been submitted and approved in writing with the Local Planning Authority. The plan shall set out measures to monitor traffic congestion in the vicinity of the site and to manage and control the timing and routing of construction vehicles so as to minimise any conflict with anticipated congestion in the wider local area. The development shall be implemented and maintained in accordance with the agreed construction traffic management plan.

In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6, relevant MDD policies and the NPPF.

23) Prior to the commencement of each phase of the development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting for that phase shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details for each phase of development to road base level before the building(s) that they serve are occupied and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.

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, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6, relevant MDD policies and the NPPF.

24) The dwelling/building 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 policy CP6, relevant MDD policies and the NPPF.

25) Prior to occupation of the 50th dwelling details of car parking to serve the Country Park spaces shall be submitted to and agreed in writing with the Local Planning Authority. The details shall include details of materials, adequate car and cycle parking facilities to meet the Councils parking standards and provide on-site turning and access from the Winnersh Relief Road with adequate sight lines in each direction. The car parking shall be provided in accordance with the agreed details before occupation of the 150th dwelling.

In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6, relevant MDD policies and the NPPF.

26) No other development shall commence until works comprising a new junction at Lower Earley Way including visibility splays have been provided unless otherwise agreed in writing with the Local Planning Authority. Thereafter no dwelling shall be occupied until the junction has been completed including provision of visibility splays in accordance with the approved plan drawing numbered 2005.1916.23 Rev A.

In the interests of highway safety. Relevant Policy: Core Strategy policy CP6, relevant MDD policies and the NPPF.

27) Prior to the occupation of the school, a Travel Plan shall be submitted to, and approved in writing by the Local Planning Authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to

and from the site, other than by the private car and provide for periodic review. The travel plan shall be permanently implemented as agreed, unless otherwise agreed in writing by the Local Planning Authority.

To encourage the use of all travel modes. Relevant Policy: Core Strategy CP6, relevant MDD policies and the NPPF.

28) All the hard surfacing shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the development, in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The hard surfacing shall be constructed in accordance with the so-approved details and thereafter so-retained.

To prevent increased flood risk from surface water run-off. Relevant policy: NPPF and MDD policies CC09 and CC10.

29) Development should not be commenced until: Impact studies of the existing water supply infrastructure have been submitted to, and approved in writing by, the local planning authority (in consultation with Thames Water). The studies should determine the magnitude of any new additional capacity required in the system and a suitable connection point.

To ensure that the water supply infrastructure has sufficient capacity ensure to cope with the/this additional demand.

30) Prior to the commencement of the development, details of the implementation, maintenance and management of the sustainable drainage scheme shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved details. Those details shall include:

i) a timetable for its implementation, and;

ii) a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

To prevent increased flood risk from surface water run-off. Relevant policy: MDD Policies CC09 and CC10 and NPPF.

31) None of the dwellings shall be occupied until works for the disposal of foul and storm water sewage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.

In order to ensure satisfactory provision is made. Relevant Policy: MDD policies CC09 and NPPF.

32) No development shall take place until proposals for management of the site during construction, including measures to prevent spoil or building materials being deposited or stored within the area of the site liable to flood, are submitted to and approved in writing by the local planning authority and the works shall be implemented in accordance with the approved details.

To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood storage capacity. Relevant policy: MDD Policy CC09 NPPF.

33) Development shall be carried out in accordance with the Flood Risk Assessments; Hatch Farm Dairies Flood Risk Assessment - Addendum to the SFRA (Wokingham Borough Council) dated November 2010 and the Updated FRA and Drainage Statement for Bovis Homes and Persimmon Homes dated June 2010.

To prevent the increased risk of flooding, and to protect water quality. Relevant policy: MDD Policies CC09 and CC10 NPPF.

34) Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of hydrological and hydrogeological context of the development, has been submitted to and approved by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i) details of the SUDs features considered and proposed for the development, including those mentioned within the submitted FRA. Consideration to be given to the use of in particular, those mentioned with the Wokingham Borough Council Sustainable Development SPD. These should include green roofs, permeable paving, swales, and rainwater harvesting, as examples.
- ii) where infiltration for the residential properties is proposed, full infiltration tests to be carried out in accordance with BRE 365 demonstrating that this is feasible.
- iii) detailed design for each phase of the development including demonstration that each phase is able to cope with up to the 1 in 100 year plus allowance for climate change storm event, and will not increase flood risk either on or off site.
- iv) existing and proposed runoff rates and volumes for each phase of the development
- v) details on the surface water runoff from the proposed link road and management of that runoff.
- vi) detailed design of the detention pond used to ease flooding in the neighbouring estate, as discussed in the submitted FRA.
- vii) details of how the scheme shall be maintained and managed after completion

To prevent the increased risk of flooding and to ensure the future maintenance of the site. Relevant Policy: MDD Policies CC09, CC10 and NPPF.

35) Prior to the commencement of development, details shall be submitted of the clear span bridges and road culverts, crossing the floodplain and watercourses on site.

To prevent the increased risk of flooding. Relevant Policy: MDD Policies CC09 and NPPF.

36) Prior to the commencement of development, details shall be submitted of any floodplain compensation scheme for the development. This will include an assessment of potential to increase floodplain storage on site to benefit the wider area, and achieve a potential opportunity in line with the Catchment Flood Management Plan.

To prevent the increased risk of flooding. Relevant Policy: MDD Policies CC09 and NPPF.

37) Existing watercourses on-site shall remain open, other than where they need to be covered to allow for necessary access crossings.

To prevent the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity and impedance of floodwater flows, and to protect and enhance nature conservation interests. Relevant Policy: MDD Policies CC09 and NPPF.

38) Details of all new crossings (whether temporary or permanent) including footbridges of any of the watercourses (existing or proposed, and including ephemeral watercourses) shall be submitted to and approved in writing by the Local Planning Authority. The crossings shall be constructed in accordance with the approved details

To prevent the increased risk of flooding that would otherwise be caused by a reduction in flood storage capacity and impedance of floodwater flows, and to protect and enhance nature conservation interests. Relevant Policy: MDD Policies CC09 and NPPF.

39) Any walls or fencing constructed (permanent or temporary) within that part of the site liable to flood shall be designed to be permeable to flood water.

To prevent obstruction to the flow and storage of floodwater, with a consequent increased risk of flooding. Relevant Policy: MDD Policies CC09 and NPPF.

40) Prior to the commencement of development a scheme for the provision and management of a buffer zone (minimum 15m) alongside the River Loddon, important hedgerows, nature woodlands, watercourses and wetland features on the site shall be submitted to and agreed in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority.

The scheme shall include:

- plans showing the extent and layout of the buffer zone
- details of the planting scheme comprising of locally native species

- details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term (the buffer zone cannot be included in residential curtilages or school grounds and should be transferred to the Council as semi natural greenspace).
- details of any proposed footpaths which should be outside the buffer zone where possible and be designed to avoid areas of habitat of sensitivity to disturbance
- details of lighting. These should be no light spillage on rivers corridors and adjacent buffer habitat due to its negative impacts the wildlife which depend on these habitats.

To protect biodiversity on the site. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF, UK Biodiversity Action Plan and Article 10 of the Habitats Directive.

41) The mitigation and contingency measures outlined in the Ecology Chapter of the hereby approved Environmental Statement shall be implemented in accordance with the details unless otherwise agreed and approved in writing by the local planning authority.

To protect biodiversity on the site. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF .

42) No development shall take place until a scheme for the provision and management of compensatory habitat creation (including a phasing programme for the proposed scheme of works) for the loss of wildlife corridors has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved scheme.

To protect biodiversity on the site. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF.

43) No development shall take place until a detailed landscape / habitat scheme for the provision of the Country Park has been submitted to and agreed in writing by the local planning authority. Thereafter the development shall be implemented in accordance with the approved scheme. The scheme may be implemented on a phased basis and shall include the following elements:

- detail extent and type of new planting (NB planting to be of native species) details of maintenance regimes;
- details of any new habitat created on site;
- details of lighting on the site in areas adjacent to natural habitat such as woodland, wetland, hedgerows and tree lines.

To protect biodiversity on the site. Relevant policy CP1, CP3, CP7, MDD policy TB21, TB 23 and NPPF.

44) Prior to the commencement of development, a detailed method statement for the removal or long-term management / eradication of Japanese knotweed on the site shall be submitted to and approved in writing by the local planning authority. The method statement shall include proposed measures to prevent the spread of Japanese knotweed during any operations such as mowing, strimming or soil movement. It shall also contain

measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant covered under the Wildlife and Countryside Act 1981. Development shall proceed in accordance with the approved method statement.

To prevent its spread as a result of the development. Japanese knotweed is an invasive plant, the spread of which is prohibited under the Wildlife and Countryside Act 1981.

45) The proposed water detention basins shall be constructed in accordance with a scheme and phasing programme which shall be submitted to and approved in writing by the local planning authority prior to the commencement of development.

To ensure that the proposed water detention basins are developed in a way that contributes to the nature conservation value of the site in accordance with national planning policy by providing suitable habitats for wildlife. Relevant policy NPPF and MDD policy TB23.

46) A Buffer Zone a minimum of 5 metres wide alongside the non-main watercourses/drainage ditches within the site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

To protect and conserve these habitats. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF.

47) There shall be no light spill into the watercourse, adjacent river corridor habitat, or areas of importance to wildlife, particularly corridors for commuting bats.

To protect biodiversity along the watercourses. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF.

48) Prior to the commencement of the development, a scheme of mitigation for impacts on bats shall be submitted to and approved in writing by the local planning authority. The works shall then be carried out in accordance with the approved details and time scale.

To protect and conserve these habitats. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF.

49) No development shall take place (including demolition and site clearance) until full details of a protected species and reptiles contingency plan has been submitted to and approved in writing by the LPA. The plan shall include:

(a) surveys during the relevant survey period by an agreed expert;

(b) details of appropriate mitigation measures and contingency plans should such reptiles be found to be present.

The plan shall be carried out as approved.

In order to ensure protection of protected species which may be on the site. Relevant policy CP1, CP3, CP7, MDD policy TB23 and NPPF.

50) Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3, NPPF.

51) Prior to the commencement of development details for the relocation and undergrounding of the 132kV overhead power lines shall be submitted to and approved in writing by the local planning authority.

In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3, NPPF.

52) No development shall commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development. Relevant Policies: NPPF and MDD Policy TB25.

53) The King Street Lane junction, hereby approved, shall not commence operation until the vehicular access proposed has been formed and provided with visibility splays shown on the approved drawing number 2005.1916.024 Rev B.

In the interests of highway safety and convenience. Relevant Policy: Core Strategy policy CP6, relevant MDD policies and NPPF.

Informatives

Policy

You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework (NPPF)

Adopted Core Strategy: CP1, CP2, CP3, CP4, CP5, CP6, CP7, CP9, CP10, CP11, CP13 CP14, CP15 and CP17.

Managing Development Delivery Local Plan Document (MDD Local Plan) adopted February 2014: CC01, CC02, CC03, CC04, CC05, CC06, CC07, CC08, CC09, CC10, TB05, TB07, TB08, TB21, TB23, TB25 and SAL01.

Sustainable Design and Construction SPD adopted 2010
Wokingham Borough Council Design Guide: Borough Guide Design SPD June 2012
Affordable Housing SPD adopted June 2011.

The councils parking standards as set out within appendix 2 of the Managing Development Delivery Local Plan (Feb 2014) and referred to in para. 4.38 of the adopted Core Strategy.

Number of Dwellings on Site

The applicant is informed that the development proposal is for a maximum of (up to) 433 dwellings units on the site. This upper limit is subject to further detailed assessments (as per conditions above) and therefore the number of units could be reduced if the location proposed for housing is found to be unacceptable.

Pedestrian Crossing

A pedestrian study is required to establish whether the pedestrian refuge crossings are safe or whether toucan or signalised pedestrian crossings are required to access the Country Park. This can only be established when the WRR comes into operation.

Travel Plan

The requisite Travel plan would need to comply with the latest national and WBC guidance:

- <http://www.wokingham.gov.uk/transport/transport/sustainabletravel/>

Local labour

The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

Thames Water

Water Comments

The existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. With regard to the proposed development Thames Water would require phasing in accordance with Government Guidance PPS12 to ensure suitable water supply infrastructure is in place in time to serve the new development. To ensure Thames Water has sufficient lead-in time to provide such additional services, development phasing should be controlled by a planning condition or Section 106 agreement of the Town & Country Planning Act.

Reason: To ensure that the water supply infrastructure has sufficient capacity to cope with the/this additional demand, Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Supplementary Comments

Waste Water - It is unclear from planning documents how waste water will be disposed of from this development. There appears to be contradicting information as to whether the development will construct a private Sewage Treatment Works (STW), adoptable STW or whether wastewater will be discharged to the public sewer system. Consultation with Thames Water Developer Services is recommended to ensure that wastewater infrastructure and/ or treatment non-infrastructure is in place to drain this development.

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Environment Agency

Flood Defence Consent

Under the terms of the Water Resources Act 1991, and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or, within 8m of the River Loddon. We recommend that the applicants contact us at their earliest convenience to discuss the requirements for the Flood Defence Consent. We offer free pre-application service for the consenting, to utilise this please contact:

authorisations.se@environment-agency.gov.uk

Nature Conservation

Bird nesting and roosting sites should be built into new structures at the site through the incorporation of ledges, crevices and holes, where possible. Bat roosts should also be incorporated into the design of buildings where possible. This includes the use of bat bricks, roost units, boxes and/or slates. The Environment Agency can advise further on this.

Green roofs

Any losses of habitat can be replaced through the use of green roof systems on the flat roofs of the buildings. This not only recreates important habitat but can be combined with sustainable drainage and energy conservation. The incorporation of beneficial biodiversity features in design is in compliance with PPS9 and PPS3. Latest National planning guidance states that it is reasonable to expect all new development to propose full mitigation and compensation measures for any ecological impacts, which is naturally greater in a previously ecologically valuable site and a Greenfield site such as Hatch Farm. In addition, guidance also states that development should seek to incorporate features to enhance biodiversity. The Environment Agency supports such an approach to planning for new development and would encourage liaison with ourselves to discuss suitable and appropriate mitigation and enhancement measures for this site. The site

holds great potential to incorporate such ecologically friendly and sustainable techniques which help provide long-term solutions to the issues of habitat loss and flooding.

Green roofs have a number of benefits for new developments. As well as making buildings more thermally efficient, they can also prolong the life of a roof, manage the extremes of temperature and humidity, moderate surface water run-off, provide greenspace for people and wildlife and help to reduce air pollution and noise.

Environmental benefits include:

- Attenuation of storm water run-off
- Run-off attenuation reduces sewer overflows
- Option of cleaning and recycling grey water for use on site
- Reduction in the 'urban heat island' effect
- Helping to absorb greenhouse gasses (particularly CO₂) and giving off oxygen
- Reducing diurnal/seasonal temperature changes in roof
- May reduce water/sewer charges
- Thermal insulation of the building - cooling effect in summer and potential contribution towards reduction in heat loss in winter

Such concepts need to be incorporated into plans at the earliest stage possible.

Buffer zones

The 15m vegetated buffer zone shall be provided of locally native plant species, of UK genetic provenance, alongside the River Loddon. This buffer zone shall be measured from the top of the bank and shall be free of structures, hard standing, fences and public pathways.

Buffer zones to watercourses are required for the following purposes:

- (i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- (ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- (iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- (iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- (v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- (vi) to prevent overshadowing of watercourses by buildings; and
- (vii) to reduce the risk of accidental pollution from run-off.

The corridor adjacent to a watercourse provides important habitat for the terrestrial life-stages of many aquatic insects e.g. dragonflies. In order that this river corridor can be of benefit to wildlife it should remain undeveloped and in a natural state.

Legal Agreements

This permission should be read in conjunction with the legal agreement under Section 106 of the Town and Country Planning Act dated the contents of which relate to this development.

Highway Issues

The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under S278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

Undergrounding of Power Cables

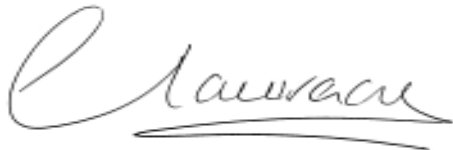
Details should be submitted to the local planning authority to advise that the power lines comply with the 1998 ICNIRP guidelines on exposure to EMFs in the terms of the 1999 EU Recommendation.

To comply with the code of the practice "Power Lines: Demonstrating compliance with EMF public exposure guidelines, dated February 2011 (Dept for Energy and Climate Change).

Link Road

The applicant is advised that the alignment of the Link Road shall be constructed in accordance with the submitted drawing (Proposed Link Road; plan reference: 2005.1916.055) unless amendments are otherwise agreed in writing with the Local Planning Authority.

Signed



Clare Lawrence
Head of Development Management
Date: 19/11/14

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Connor Corrigan on telephone number: 0118 974 6451 or by email at: connor.corrigan@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:
http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf
Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – There has been change in the deadlines for appeals for householder applications. If your application was valid on submission and submitted on or after 6th April 2009 then you must lodge any appeal within 12 weeks of date of this decision. Please read the notes below for full details of these changes.

NEW DWELLINGS – If this notice relates to approval of new dwellings please ensure that you contact the Council to arrange for an address and post code to be allocated. Details can be obtained from Viv Conlon on 0118 974 6321.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless , after consultation with the fire authority, they are satisfied that the plans show the following: -

- i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and
- ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled 'Non – statutory guidance for site waste management plans' (Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

The Town & Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order – This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) March 2012.

TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

- If you are aggrieved by the decision of your local planning authority to refuse permission, or to grant permission subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a **householder application**, if you want to appeal against the decision, you must do so **within 12 weeks** of the date of this decision.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is **already the subject of an enforcement notice** and if you want to appeal against the decision, you must do so within 28 days of the date of this decision.
- **If an enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this decision, whichever period expires earlier.
- In all other cases, if you want to appeal against the decision then you must do so within 6 months of the date of this decision.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

PURCHASE NOTICES

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

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