
DECISION NOTICE
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Marino Family
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60 Manor Wood Road
Purley
Surrey
CR8 4LF

Application Number(s): O/2014/2179 and 140764

Parish: Finchampstead

Location: Hogwood Farm, Sheerlands Road, Finchampstead, Wokingham, Berkshire, RG40 4QY.

Proposal: HYBRID APPLICATION FOR:
PART 1 - OUTLINE PERMISSION (reserving matters of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale) FOR: Demolition of all existing buildings on site; up to 1,500 new dwellings (Use Class C3); up to 12,000 sqm of employment floor space (Use Class B2); a Neighbourhood Centre with up to 1,900 sqm of non-residential floor space (Use Classes A1/A2/A3/A4/A5 and D1); a new primary school; new sports pitches and associated pavilion building; highways infrastructure including an extension to the Nine Mile Ride and a new link from the Nine Mile Ride Extension South to the Hogwood Lane Industrial Estate; associated landscaping, public realm and open/green space (including children's play areas); and sustainable urban drainage systems.
PART 2 - FULL PERMISSION FOR: 29.70 ha of Suitable Alternative Natural Greenspace (SANG).

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

CONDITIONS

APPROVED PARAMETER PLANS

1. Part 1 (the Outline Permission) of the development hereby permitted shall only be carried out in accordance with the following approved parameter plans and

Design and Access Statement (July 2015), other than where those details are superseded and amended by details required and approved pursuant to the requirements of the other listed planning conditions:

	Drawing Number	Revision
Strategic Development Framework Plan	ARB001-SMP02	T
Access	ARB001-SMP03	N
Green Infrastructure and Open Space	ARB001-SMP04	M
Land Use	ARB001-SMP05	M
Housing Density	ARB001-SMP06	K
Building Heights	ARB001-SMP07	M
Order of Development	ARB001-SMP08	M
Proposed Suitable Alternative Natural Greenspace (SANG) Masterplan	ARB001-SANG01	B
Design and Access Statement (July 2015)		

Reason: To ensure that the development is implemented in accordance with the parameters and Design and Access Statement considered by the Local Planning Authority when it determined the outline planning permission.

RESERVED MATTERS

2. a) Details of (a) access; (b) appearance; (c) landscaping; (d) layout; and (e) scale of the development (hereinafter called "the reserved matters") of Part 1 (the Outline Permission) of the development shall be submitted to and approved in writing by the Local Planning Authority before any development on the relevant phases of the development and the development shall be carried out as approved.

Reason: 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).

b) Application for the approval of all the reserved matters for the first phase of Part 1 (the outline permission) of the development shall be made within three years from the date of this permission and all remaining reserved matters applications shall be made within a period of ten years from the date of this permission, unless otherwise agreed in writing by the Local Planning Authority.

c) The first phase of the development hereby approved shall be begun not later than five years from the date of this permission or two years from the approval of the final reserved matters application for the first phase, whichever is the later.

d) The development within any other phase save for the first phase of the development hereby permitted shall be begun no later than two years from the date of the approval of the last reserved matter for that phase or before the expiration of fifteen years from the date of this permission, whichever is the later.

Reason: By virtue of Sections 91 to 95 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

PHASING

3. Before submission of reserved matters pursuant to Condition 2 other than relating to the Nine Mile Ride Extension South (NMRES), a strategy for the sub-phasing of the development based on the 'Order of Development' Parameter Plan (ARB001-SMP08 rev M) shall be submitted to and approved in writing by the Local Planning Authority. The Sub-Phasing Strategy will define:

- i) The development to be delivered within each sub-phase of the development;
- ii) Timescales;
- iii) Details of the coordination of housing and infrastructure delivery including triggers for delivery of infrastructure and the arrangements to prevent interruption of delivery across sub-phase and phase boundaries;
- iv) Whether any part of the sub-phase contains wetland features (e.g. ponds, swales and balancing features).

The information to be provided shall include the following onsite infrastructure: a. The delivery of the Nine Mile Ride Extension South and other primary and secondary roads; b. Improvements to existing highways including new/improved access junctions and upgraded pedestrian and cycling infrastructure; c. Footpath, bridleway and cycle links within the site and connecting to the external network; d. The Primary school; e. The Neighbourhood Centre incorporating retail and community uses; f. Green infrastructure including sports pitches and ancillary facilities (including dual use of school facilities), children's play, and allotments; and g. Detention basins, balancing ponds and other drainage features.

The development to be delivered under i) shall be carried out in accordance with the approved Sub Phasing Strategy.

Reason: To ensure comprehensive planning of the site within the wider North Wokingham Strategic Development Location, to ensure the timely delivery of facilities and services and to protect the amenity of the area in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

4. The Reserved Matters Application(s) pertaining to development parcels RE10, RE12, RE13, RE14, RE15, RE16, RE17, E1 and E2, and open spaces PG1 and AGS5 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters pertaining to the detailed design of the Nine Mile Ride Extension South has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing by the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)..

5. The Reserved Matters Application pertaining to development parcels RE5, RE6, RE9 and open space AGS1 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the Primary School has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing with the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

6. The Reserved Matters Application pertaining to development parcel RE15 (as identified on drawing ARB001-SMP02 rev T) shall not be submitted until such time as the Reserved Matters Application pertaining to the detailed design of the sports, leisure and recreation facilities in the eastern part of the site has been submitted to and approved in writing by the Local Planning Authority; unless otherwise agreed in writing with the Local Planning Authority.

Reason: So as not to prejudice the delivery of key infrastructure identified as necessary to facilitate the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP4, CP5, CP6, CP17 and CP18 and the Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011).

DEVELOPMENT BRIEFS AND CODES

7. Before the submission of reserved matters for the phases containing the Neighbourhood Centre and Open Space PG1 (as identified on drawing ARB001-SMP02 rev T), or within a period of two years from the date of commencement of Part 1 (the outline permission) of the development, whichever is the sooner, a Development Brief for the Neighbourhood Centre and Open Space PG1 shall be submitted to and approved in writing by the Local Planning Authority. The Development Brief shall include:

- a. General layout, arrangement of land uses, boundaries, built form and design principles;
- b. Existing landscape features to be retained;
- c. Proposed landscape framework, including structural planting;
- d. Details of the proposed housing mix based on size, type and tenure;
- e. Details and location of areas of open space;
- f. Details including timing of the provision of a mixed use development;
- g. Retail strategy to promote viability of the centre, including limiting the proportion of floorspace within Use Class A5 (of the Town and Country Planning (Use Classes) Order 1987 (as amended)) (Hot food takeaway).

- h. A parking and servicing strategy for the commercial, community and residential uses within the neighbourhood centre, taking into consideration the potential for facilities to share parking;
- i. Recycling facilities;
- j. Details and timing of the pedestrian and cycle links to the primary school and the wider network;
- k. Measures to demonstrate how the development would achieve Secured by Design principles; and
- l. Details, location and timing for the provision of public art.

Reason: To secure comprehensive planning and design of the site, to be in accordance with the NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17 and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

8. Save for the Neighbourhood Centre, the primary school (parcel PRS1), the Nine Mile Ride Extension South and open spaces PG1, CA1, OS1 and OS2, prior to the submission of reserved matters applications for any phase of the development an overarching Design Code shall be submitted to and approved in writing by the Local Planning Authority. The Design Code shall include the following:

- a. Principles for determining quality, colour and texture of external materials and facing finishes for roofing and walls of buildings and structures including opportunities for using locally sourced and recycled construction materials;
- b. Built-form strategies to include density and massing, street grain and permeability, street enclosure and active frontages, type and form of buildings including relationship to plot and landmarks and vistas;
- c. Principles for hard and soft landscaping including the inclusion of important trees and hedgerows;
- d. Principles for boundary treatments;
- e. Structures (including street lighting, floodlighting and boundary treatments for commercial premises, street furniture and play equipment);
- f. Design of the public realm, including layout and design of squares, areas of public open space, areas for play and allotments;
- g. Open space needs including sustainable urban drainage;
- h. Conservation of flora and fauna interests;
- i. Provision to be made for public art where appropriate to that phase;
- j. A strategy for a hierarchy of streets and spaces;
- k. Alignment, width, and surface materials (quality, colour and texture) proposed for all footways, (including proposed Public Rights of Way), cycleways, roads and vehicular accesses to and within the site (where relevant) and individual properties;
- l. On-street and off-street residential and commercial vehicular parking and/or loading areas;
- m. Cycle parking and storage;
- n. Means to discourage casual parking and to encourage parking only in designated spaces;
- o. Measures to demonstrate how the development would achieve Secured by Design principles;
- p. Integration of strategic utility requirements, landscaping and highway design; and

q. Measures to ensure sustainable design and construction in accordance with the Sustainable Design and Construction SPD (2010) or successor document.

All applications for Reserved Matters applications shall be accompanied by a Design Statement which shall explain how the proposals conform to the requirements of the overarching Design Code.

Reason: To secure the comprehensive planning and design of the development and to be in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, CP2, CP3, CP6,CP7, and CP18, Managing Development Delivery Local Plan Policies CC03, CC04 and CC10, and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

NEIGHBOURHOOD CENTRE

9. The Neighbourhood Centre (parcel NC1) shall contain no more than 500 sqm (Gross Internal Floorspace) of non-residential floorspace, unless it is evidenced as part of the relevant Reserved Matters application pertaining to the Neighbourhood Centre that any provision greater than 500 sqm as is proposed will not: 1) have a significant adverse impact upon the vitality and/or viability of other centres within the hierarchy of main, district and local centres within Wokingham Borough and beyond, including the District centre proposed for the SDL; and 2) significantly prejudice the housing and infrastructure delivery requirements of the SDL as identified in the adopted Development Plan Documents.

Reason: So as to optimise the housing provision within the SDL and, in the absence of a retail impact assessment, the LPA cannot be assured that a provision greater than 500sqm will not have a significant adverse impact upon the vitality and/or viability of other centres within the hierarchy of main, district and local centres within Wokingham Borough and beyond, including the District centre proposed for the SDL - Core Strategy Policy CP18 and Appendix 7 and Policies TB15 and TB16 of the Managing Development Delivery Document (Local Plan).

10. The non-residential uses of the Neighbourhood Centre (Parcel NC1) shall only comprise uses falling within Use Classes A1, A2, A3, A4, A5 or D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, unless otherwise agreed by the Local Planning Authority.

Reason: To ensure the units are compatible with the retail character of the Neighbourhood centre, and maintain its vitality in accordance with Core Strategy Policy CP18 and Appendix 7 and Policy TB15 of the Managing Development Delivery Document (Local Plan).

11. No non-residential units provided within the Neighbourhood Centre shall exceed a floor area of 150 sqm (gross internal floorspace) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the units are compatible with the retail character of the Neighbourhood centre, and maintain its vitality in accordance with Core Strategy

Policy CP18 and Appendix 7 and Policy TB15 of the Managing Development Delivery Document (Local Plan).

12. No non-residential units provided within the Neighbourhood Centre shall be occupied by uses falling within use class D1 of the Town and Country Planning (Use Classes) Order 1987, as amended, until full details of the nature and operations of the proposed D1 use have been submitted to and approved in writing by the Local Planning Authority. The submission shall include evidence that the use will not impact significantly upon the viability of retail, leisure and community facilities delivery within the District centre in direct conflict with the strategic masterplan and infrastructure delivery plan for the Strategic Development Location as a whole and that the use will not unacceptably impact upon the amenity of surrounding residential properties. Thereafter, any D1 use of the non-residential units provided within the Neighbourhood Centre shall not operate other than in accordance with the approved details, unless otherwise agreed by the Local Planning Authority.

Reason: So as to ensure that any use brought forward in the Neighbourhood Centre does not impact significantly upon the amenity of neighbouring residential properties and upon the viability of retail, leisure and community facilities delivery within the District centre of the Strategic Development Location in direct conflict with the strategic masterplan and infrastructure delivery plan for the Strategic Development Location as a whole (Core Strategy Policy CP18 and Appendix 7 and Policies TB15 and TB16 of the Managing Development Delivery Document (Local Plan)).

PRIMARY SCHOOL

13. The Primary School to be delivered on development parcel PRS1 shall be constructed to achieve the following, evidence of which shall be submitted as part of the Reserved Matters Application pertaining to that part of the development:

- a) To achieve a minimum two-form entry facility, with potential to expand to a three form entry facility in the future;
- b) To facilitate community use of the school facilities;
- c) To facilitate a parking and servicing strategy for the school that minimises highways and amenity impact, taking into consideration the potential for facilities to share parking;
- d) To include a landscape framework, including structural planting;
- e) To deliver a lighting strategy designed to provide a safe environment whilst preventing light spill having an adverse impact on ecology and the amenities of neighbouring properties;
- f) To achieve Secured by Design Standards;
- g) To achieve noise levels in accordance with Building Bulletin 93 – Acoustic Design of Schools – a Design Guide or any document that supersedes it including an external noise level not exceeding 55 dB LAeq,30min for unoccupied outdoor areas and an external teaching area where the noise level is below 50 dB LAeq,30min.

Reason: To ensure an acceptable standard of design in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP2, CP3, CP5, CP6, CP7, CP17 and CP18, Policies CC06 of the Managing Development Delivery Local Plan and the

EMPLOYMENT LAND

14. Employment Parcel E2 shall only be developed for employment purposes (including as an area for parking in association with Hogwood Industrial Estate as is proposed in the submission) subject to the relevant Reserved Matters application demonstrating that the development will not have an unacceptable impact upon existing hedgerows, visual amenity and the function and/or safety of the highways network. Where it is not demonstrated that the development of parcel E2 for employment purposes will not result in unacceptable harm, the area shall otherwise be landscaped in accordance with a landscaping plan that has first been submitted to and approved in writing by the Local Planning Authority.

Reason: The development/use of Employment Parcel 2 has the potential for significant impacts upon the adjacent hedgerow, visual amenity and conditions of highway safety. Such a development/use will need to be demonstrated as acceptable at the detailed planning stage - Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

PERMITTED DEVELOPMENT

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, D and E, of Part 1 of the Second Schedule of the 2015 Order (or any order revoking and re-enacting that order with or without modification) shall be carried out without the written consent of the Local Planning Authority.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

TREES, LANDSCAPE AND ECOLOGY

Landscape Strategy

16. Prior to the submission of a reserved matters application for any sub phase of the development other than pertaining to the Nine Mile Ride Extension South, an overarching landscape strategy for the whole site shall be submitted and approved in writing by the Local Authority. The landscape strategy shall be based on the Green Infrastructure and Open Space Parameters Plan and provide more detailed information on the types of structural planting proposed throughout the site and how this relates to the existing landscape features to be retained. It should also define the location of footpaths and bridleways and other linkages to the SANG and public rights of way off site as well as SUDs proposals and all formal recreational locations.

Development shall be carried out in accordance with the approved strategy unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the reserved matters applications are linked together by a consistent landscaping approach in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Arboricultural Impact Assessment

17. The reserved matters for each phase of the development shall include an updated Arboricultural Impact Assessment for that area. The Assessment shall need to inform the Arboricultural Method Statement for Works and the landscaping scheme for that area.

Reason: To ensure retention and appropriate protection of trees and other vegetation that are important to the character of the proposed development and wider area in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Retention of existing trees/shrubs/hedges

18. 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 in the next planning season with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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

Protection of existing trees and vegetation

19. a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme); the tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, tree felling, tree pruning, demolition works, soil moving, temporary access

construction and or widening or any other operation involving use of motorised vehicles or construction machinery.

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

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

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

Reason: To secure the protection, throughout the time that the development is being carried out, of trees shrubs or hedgerows growing within or adjacent to the site which are of amenity value in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Levels

20. The Reserved Matters applications for each phase of the development shall include a measured survey of that site and a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) including highways and finished floor levels.

Reason: To enable the LPA to ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Landscape and Ecological Management Plan (LEMP)

21. Prior to submission of any Reserved Matters application other than in respect to the Nine Mile Ride Extension South an outline Landscape and Ecological Management Plan shall be submitted to and approved in writing by the local planning authority. Thereafter, each Reserved Matters Application for any sub phase of the development shall include a detailed Landscape and Ecological Management Plan for that sub phase of the development. Each detailed Landscape and Ecological Management Plan shall be in accordance with the mitigation, contingency and

enhancement measures contained within paragraph 7.5.5 to 7.7 of the submitted Environmental Statement revision 2 (Royal Haskoning DHV, September 2014) and the approved outline Landscape and Ecological Management Plan. The detailed Landscape and Ecological Management Plan(s) shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained in accordance with NPPF, Wokingham Borough Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan Policies CC03 and TB21 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Woodland

22. The Reserved Matters Applications pertaining to any sub phase of the development with a potential to impact upon Ancient Woodland shall include a detailed Ancient Woodland mitigation strategy for the Local Planning Authority's approval as part of the Reserved Matters Application. Each detailed Ancient Woodland mitigation strategy shall include the following.

- (a) No loss of the ancient woodland or mixed broadleaved woodland areas.
- (b) Details of any ancient woodland buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 15m unless there are exceptional circumstances.
- (c) The buffer zones required to protect the ancient woodland should be free from any development including residential gardens and should consist of a variety of semi natural habitats.
- (d) An appropriate detailed management plan for the ancient woodland areas and the 15m buffer zone that is aimed at maintaining and enhancing the ecological quality of these areas.
- (e) Details of the proposed management arrangements for the ancient woodland areas and the 15 buffer zone that will secure their long term future.

The mitigation and compensation strategies approved shall be implemented in accordance with the approved plans unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of visual amenity and to ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP7.

Hedgerows

23. Prior to or concurrent with the submission of a Reserved Matters application for any sub phase of the development, a detailed hedgerow mitigation and compensation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed hedgerow mitigation and compensation strategy shall include the following

- (a) No loss of native species-rich hedgerows or other ecologically important hedgerows, unless necessary to facilitate the development and a package of mitigation and/or compensation is provided.
- (b) Details of the buffer zones required to protect the retained important and/or species rich hedgerows, such buffer zones to be a minimum of 10m unless there are exceptional circumstances - The buffer zones required to protect the retained hedgerows should be free from any development including residential gardens.
- (c) Details of measures to ensure that removal of any hedgerow does not adversely effect the ecological permeability of the site.
- (d) A detailed method statement for the translocation of any important and/or species rich hedgerows to be removed as a result of the sub phase of the development, unless mitigation could be better achieved in ecological terms through new hedgerow creation.
- (e) A detailed hedgerow compensation strategy to address all other significant negative impacts on the local hedgerow network as a result of the sub phase of the development.
- (f) Management arrangements for the receptor site that will secure the long term future of the translocated habitats and species.

The mitigation and compensation strategy shall be implemented in accordance with the approved plans unless otherwise agreed in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Bats

24. Prior to or concurrent with the submission of a reserved matters application for any sub phase of the development a detailed bat mitigation strategy shall be submitted to and approved in writing by the local planning authority for that sub phase of the development. Each detailed bat mitigation strategy shall include an appropriate detailed lighting scheme that maintains the dark corridors as set out in Appendix 1 Recommended Dark Corridor Locations Plan of the submitted Hogwood Garden Village Bat Activity Survey Report - Revision: 02/Final (Royal Haskoning DHV, 10th September 2015) and should be in accordance with the submitted Hogwood Garden Village Bat Activity Survey Report - Revision: 02/Final (Royal Haskoning DHV, 10th September 2015). The mitigation, contingency and enhancement measures contained within each of the submitted detailed bat mitigation strategies shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

25. No development of a sub phase shall take place until a Natural England Development licence has been obtained by the applicant for that sub phase.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Reptiles

26. Prior to submission of any Reserved Matters applications other than pertaining to the Nine Mile Ride Extension South an outline reptile mitigation strategy shall be submitted to and approved in writing by the local planning authority. All sub phases of the development shall thereafter be designed to incorporate the requirements identified in the approved outline reptile mitigation strategy. All Reserved Matters applications for any sub phase of the development shall include a detailed reptile mitigation strategy that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline reptile mitigation strategy and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

27. The Reserved Matters application pertaining to the Nine Mile Ride Extension South shall include a detailed reptile mitigation strategy.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Ecological Permeability of the Site

28. Prior to submission of any Reserved Matters application other than pertaining to the Nine Mile Ride Extension South an outline scheme to maintain or enhance the ecological permeability of the site (especially with regard to reptiles, amphibians and hedgehogs) shall be submitted to and approved in writing by the local planning authority. The mitigation and contingency measures contained within the plan shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority. All Reserved Matters applications for any sub phase of the development shall include a detailed ecological permeability scheme that demonstrates how the relevant sub phases have been designed to incorporate the provisions of the outline ecological permeability scheme and the detailed mitigation strategies shall be implemented in accordance with the approved details unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Badgers

29. No works which include the creation of trenches or culverts or the presence of pipes shall commence until measures to protect badgers from being trapped in open excavations and / or pipe and culverts are submitted to and approved in writing by the local planning authority. The measures may include; a) creation of sloping

escape ramps for badgers, which may be achieved by edge profiling of trenches / excavations or by using planks placed into them at the end of each working day and b) open pipework greater than 150mm outside diameter being blanked off at the end of each working day.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

Non-native invasive species

30. All Reserved Matters applications for any sub phase of the development shall include a detailed non-native invasive species management plan for that phase of the development. The detailed non-native invasive species management plans shall be implemented in accordance with the submitted plans unless otherwise approved in writing by the local planning authority.

Reason: To ensure appropriate mitigation for the biodiversity impact of the development in accordance with Wokingham Borough Core Strategy Policy CP7.

HIGHWAYS

School

31. If the primary school is to exceed two forms of entry, the Reserved Matters application for that sub-phase of the development shall include an assessment of the potential additional traffic effects.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Detailed design of roads

32. No development within any sub-phase of the development hereby approved shall commence until the Local Planning Authority have approved in writing details pertaining to that sub phase of:

- i) The width, alignment, gradient and surface materials for any propose roads/ footways/ footpaths/ cycleways within and serving that development sub-phase including all relevant horizontal and longitudinal cross sections showing existing and proposed levels, designed to a standard capable of adoption under Section 278 or 38 of the Highways Act 1980;
- ii) bus access, egress and turning; and
- iii) bus stop civil works.

The development shall be carried out in accordance with these approved details.

Reason: To ensure that the road, footway, footpath, cycleway, bus stops, street lighting and surface water drainage are constructed to an appropriate standard to serve the development and provide access for public transport in accordance with

Wokingham Borough Core Strategy Policies CP1, CP3 and CP6 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Construction Accesses

33. Details of any construction access(es) to be provided for each sub-phase shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in that sub-phase and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Interim Access on Sheerlands Road

34. Details of any Interim Access on Sheerlands Road shall be submitted to, and approved by the Local Planning Authority, prior to commencement of development in development parcels making use of the access and implemented in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Car Parking

35. The reserved matters for any sub-phase of the development shall include details of car and motorcycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that sub-phase. No building shall be occupied and the use of public open space shall not commence until the vehicular accesses, driveways, parking and turning areas to serve it have been provided in accordance with the approved details.

Reason: In the interests of highway safety and convenience in accordance with NPPF Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Bicycle parking

36. The reserved matters for any sub-phase of the development shall include details of cycle parking in accordance with the Council's policies at the time of the reserved matters application and the relevant approved Design Code and/or Development Brief for that sub-phase. No building shall be occupied and the use of public open space shall not commence until the cycle parking to serve it has been provided in accordance with the approved details and the cycle parking shall be retained thereafter for its intended purpose.

Reason: 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 and the Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Conversion of garages or car ports

37. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking and re-enacting that Order within or without modification), any garage, carport, or area of undercroft parking accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. Carports shall be erected in accordance with the approved reserved matters and shall not be enclosed beyond any enclosure shown on the approved drawings without the prior written approval of the Local Planning Authority. Garages and carports shall not be used for any business use nor as habitable space.

Reason: to ensure provision of adequate parking and reduce the likelihood of unplanned roadside parking in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6 and Managing Development Delivery Local Plan Policy CC07 and parking standards outlined in Appendix 2 of the Managing Development Delivery Local Plan.

Parking Management and Servicing Strategy

38. The reserved matters for the sub-phases containing the Employment Area, the Neighbourhood Centre and the Primary School shall include a servicing and parking management strategy including service yards and parking and turning for commercial vehicles as necessary. The servicing facilities shall be provided in accordance with the approved details before first use of each sub-phase it is intended to serve and retained thereafter.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

Walking, Cycling and Equine Strategy

39. Prior to the commencement of development, a Walking, Cycling and Equine Strategy for the whole development shall be submitted to and approved in writing by the Local Planning Authority. In particular the strategy should include details of how the Shepperlands Farm bridleway can be linked up to the Wokingham Lane and California Country Park bridleways. The development shall be implemented in accordance with the agreed strategy, the details of which shall be included in the detailed design of the relevant Reserved Matters Applications to be submitted pursuant to condition 2.

Reason: To ensure satisfactory development in the interests of sustainable travel in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Phased Bus Strategy

40. The first reserved matters application shall include a phased bus strategy identifying bus routes and the indicative location of bus stops within the entire application site in the context of the bus strategy for the entire Arborfield Strategic Development Location. The development shall be implemented in accordance with the strategy agreed pursuant to the approval of reserved matters thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Commercial)

41. Prior to the occupation of each commercial use, a travel plan pertaining to that commercial use 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 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.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

Travel Plan (Primary School)

42. Prior to the first occupation of the Primary School, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed Travel Plan thereafter.

Reason: To ensure the provision of sustainable transport measures in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP6 and CP18.

CONSTRUCTION MANAGEMENT

Construction Environmental Management Plan (CEMP)

43. Before each sub-phase of the development hereby permitted is commenced a Construction Environmental Management Plan (CEMP) in respect of that phase shall have been submitted to and approved in writing by the Local Planning Authority. Construction of each sub-phase of the development shall not be carried out otherwise than in accordance with each approved CEMP. Each sub-phase CEMP shall include the following matters:

- i) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors;

- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials;
- iv) a construction traffic management plan including measures for traffic management and a programme of works / phasing / lorry routing including temporary signage and potential construction vehicle numbers;
- v) piling techniques including types of piling rig and earth moving machinery;
- vi) provision of boundary hoarding;
- vii) protection of the aquatic environment in terms of water quantity and quality;
- viii) details of proposed means of dust suppression, and mitigation measures for noise, vibration and odour;
- ix) details of measures to prevent mud from vehicles leaving the site during construction;
- x) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xi) lighting on site during construction (including temporary);
- xii) measures to ensure no on site fires during construction;
- xiii) details of the haul routes to be used to access the development;
- xiv) demolition protocol including details of how to deal with asbestos. This shall include an Asbestos Management Report providing details of surveys, mitigation, and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase;
- xv) details of the temporary surface water management measures to be provided during the construction phase;
- xvi) details of the excavation of materials and the subsurface construction methodology and
- xvii) implementation of the CEMP through an environmental management system;
- xviii) appointment of a Construction Liaison Officer.
- xix) monitoring and review mechanisms;

Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CP6.

Hours of Construction

44. No development work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of 08:00 am and 06:00 pm Monday to Friday and 08:00 am to 01:00 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant Policies: Core Strategy policies CP1 and CP3.

FLOODING AND DRAINAGE

45. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (Hogwood Farm Flood Risk Assessment – Draft Report dated 26 September 2014 ref: PB2112 compiled by Royal Haskoning DHV), e-mail correspondence dated 17 December 2014 from Mr Granville Davies and plan titled Strategic Development Framework Plan no. ARB001-SMP02-RevT. In particular the following mitigation measures detailed within the FRA shall be implemented: 1. Limiting the surface water run-off rates in line with Set 1 in accordance with Table 11 shown in Appendix B; 2. Providing the required surface water storage up to the 1 in 100 year rainfall event with an allowance for climate change; and 3. Incorporating sustainable drainage techniques where site specific tests allow. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding by ensuring the satisfactory disposal of surface water from the site and providing an overall benefit to the site and the surrounding area; to prevent flooding by ensuring the satisfactory storage of surface water from the site; and to prevent flooding by ensuring the satisfactory storage of surface water from the site and in addition to improve water quality.

46. No development shall begin until an overarching surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development has been submitted to and approved in writing 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 include:

- Details of the phased implementation of the scheme.
- Details of how the scheme shall be maintained and managed after completion.
- Confirmation that the proposed run-off rates off the site for the 1 in 1, 1 in 30 and 1 in 100 year storm events plus allowance for the effects of climate change will be no greater than existing run-off rates for all return periods;
- Demonstration that all events up to the 1 in 30 year event will be contained without flooding the site or adjoin property.
- A clearly labelled drainage layout plan showing any pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- Full details of all components of the proposed drainage system including source control, conveyance, storage, flow control and discharge. Details shall include dimension, locations, reference to storm simulation files, gradients, invert and cover levels and drawings as appropriate. This shall be identified for all catchments.
- Confirmation of the critical storm duration.
- Where on site attenuation is achieved through ponds, swales, detention basins or other similar methods, calculations showing the volume of these and

a network plan to detail that the features are sized appropriately and their location are required.

- Where any outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- Calculations should demonstrate how the system operates during a 1 in 100 year critical duration storm event, including an allowance for climate change, over the design life of the development. If overland flooding occurs in this event, a plan should be submitted detailing the location of overland flow paths, velocities, and the extent and depth of ponding to demonstrate that the flooding can be safely contained on the site to not impact on the proposed development and that safe access and egress is available throughout the development.

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

Wetland features

47. Where the approved Phasing Strategy identifies a phase as containing wetland features (e.g. ponds, swales and balancing features) no development within that phase shall be commenced until detailed designs for the wetland features have been approved in writing by the Local Planning Authority. Implementation shall be as approved and the wetland features shall be maintained and retained thereafter in accordance the approved details.

Reason: To ensure that any wetland features are designed to maximise their nature conservation benefits and to ensure they provide appropriate flood mitigation in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP7 and the Managing Development Delivery Local Plan Policy TB23 and the Arborfield Strategic Development Location Supplementary 28 Planning Document (2011).

SUSTAINABLE DESIGN AND CONSTRUCTION

Code for Sustainable Homes

48. The reserved matters for each phase shall demonstrate how: Non-residential buildings will be designed to achieve at least BREEAM 'very good' certification; or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase. Development shall be carried out in accordance with the approved details and so retained thereafter unless otherwise agreed in writing by the Local Planning Authority. No buildings shall be occupied until a Final Certificate has been issued for it by an accredited assessor certifying that the level or certification stated above has been achieved.

Reason: To ensure developments contribute to sustainable development in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1 and CP3, and the Managing Development Delivery Local Plan Policy CC04 and CC05,

the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Low and Zero Carbon Technologies

49. The reserved matters for each phase of the development shall include either:
- a. Details to demonstrate how the development will achieve a 10% reduction in carbon emissions beyond the minimum requirements of Part L: Building Regulations; or
 - b. An alternative strategy which can demonstrate a greater carbon saving than would be achieved by a. (above).

The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1 and the Managing Development Delivery Local Plan Policy CC04 and CC05, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Lifetime Homes

50. The reserved matters for each phase of the development shall provide details to demonstrate that at least 10% of the affordable dwellings and at least 10% of the market dwellings in that phase will be designed and constructed to Lifetime Homes standards (or such equivalent scheme or standard that is in operation at the time that reserved matters are submitted for that phase). Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To meet the changing needs of future occupiers in accordance with Policy TB05 of the Managing Development Delivery Local Plan.

Other sustainability Matters

51. The reserved matters for each phase of the development shall include provision for all dwellings within the phase with a garden with:

- a. A water butt of an appropriate size installed to maximise rainwater collection; and
- b. Space for composting

unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the

Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

52. The reserved matters for each phase of the development shall include details of measures to reduce water consumption as far as possible. The measures shall be implemented in accordance with the approved details before first occupation of any building within the phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: To reduce water consumption in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010) and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

53. The reserved matters for each phase of the development shall incorporate internal and external spaces for the storage of refuse and recyclable materials for all dwellings within the phase, the school and the commercial units, and provision in accordance with the approved details shall be made prior to occupation of any building and retained thereafter.

Reason: To ensure that adequate provision is made for the storage of recyclables in accordance with Wokingham Borough Core Strategy Policy CP1 the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Broadband

54. All new dwellings, schools, commercial and non-commercial buildings shall be provided with ducting that shall enable the connection of broadband or similar technologies.

Reason: To ensure that an adequate level of infrastructure is provided in accordance with Wokingham Core Strategy Policy CP1 and CC04 of the Managing Development Delivery Local Plan (Feb 2014).

ENVIRONMENTAL HEALTH

Lighting

55. No floodlighting or other form of external lighting scheme shall be installed at the site unless it is in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting including details of lighting for all principle highways, cycleways, footpaths, public areas and any non-residential buildings. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the

Local Planning Authority other than for routine maintenance that does not change its details.

Reason: To prevent an adverse impact upon wildlife and safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

Asbestos Management

56. Prior to the demolition of any buildings, an Asbestos Management Report for the relevant building shall be submitted to and approved in writing by the Local Planning Authority. The report shall provide details of surveys, mitigation and verification of asbestos management, and as appropriate, provision of contingency surveys, mitigation and verification to be adopted during the construction phase. The details shall be implemented in accordance with the approved plan unless otherwise approved in writing by the Local Planning Authority.

Reason: 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.

Land Contamination

57. Unless otherwise agreed by the Local Planning Authority, development on any relevant sub phase other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 1 to 4 (below) have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until condition 4 has been complied with in relation to that contamination.

1. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The scope of the assessment must be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale and nature of contamination;

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archeological sites and ancient monuments;

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

2. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

4. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 2, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with 3.

5. Long Term Monitoring and Maintenance.

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed with LPA, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority. This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried

out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Noise from Externally Mounted Plant (Operational)

58. All plant machinery and equipment installed or operated in connection with this permission (including fans, ductings and external openings) shall be so enclosed and/or attenuated so that noise emitted does not exceed at any time a level of 5dB(A) below the existing background level (LA90)(or10dB(A) if there is a particular tonal quality) when measured according to BS4142-2014, at a point one metre external to the nearest residential or noise sensitive property.

Reason: In the interests of the amenities of neighbouring occupiers in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014) and External Noise - WHO Guidelines for Community Noise.

Ventilation and Odour

59. Before development commences for uses within Class A (shops, financial and professional services, restaurants and cafes, drinking establishments and hot food takeaways) or Class D1 (non-residential institutions) (of the Town and Country Planning (Use Classes) Order 1987 (as amended)), details of the kitchen extract ventilation systems or such other steps as may be necessary to minimise the effects of odour from the preparation of food associated with that development, including measures to control the discharge of smell and fumes shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to first use of the premises and retained thereafter.

Reason: In the interests of the amenities of neighbouring occupiers, in accordance with Wokingham Borough Core Strategy Policies CP1, CP3 and CC06 of the Managing Development Delivery Local Plan (Feb 2014).

Hours of operation of non-residential development

60. Before occupation of each unit of non-residential development, details of the hours of operation of those premises, hours of outside use of the premises, and hours of deliveries, shall be submitted to and be approved in writing by the Local Planning Authority. The unit(s) shall thereafter only be occupied in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard residential amenities and to ensure that the development is not unneighbourly in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3.

ARCHAEOLOGY

61. No Reserved Matters applications for any sub phases of development shall be submitted until a programme of archaeological investigation for that sub phase has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

PART 2 OF THE DEVELOPMENT - DETAILED SANG

Car Parking

62. Prior to the first use of the SANG, a scheme providing for parking associated with the SANG use shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a. Details of the location/size/construction/layout of a car park including cycle parking spaces;
- b. Existing and proposed levels in/around the area proposed for the car park;
- c. A proposed surface water drainage scheme for car park; and
- d. Access arrangements from the car park to the SANG.

The approved details shall be implemented prior to the first use of the SANG and thereafter retained and maintained as such, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure suitable provision in connection with the SANG use and in the interest of highway safety and convenience in accordance with Policies CP1, CP6, CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

Archaeology in the SANG

63. Prior to the commencement of development in the SANG, or any works of laying out or planting in the SANG, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority. Prior to the commencement of development in the SANG, or any works of laying out or planting in the SANG, the results of the archaeological evaluation and an impact assessment document to explore the anticipated impact of the detailed SANG works on any archaeological features or deposits identified, and mitigation measures proposed, shall be submitted to, and approved in writing by the

Local Planning Authority. The results should provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

SANG Landscape Scheme

64. Notwithstanding the details shown on the SANG Layout Plans (ARB001SANG01 rev B), prior to the commencement of development in the SANG, or any works of laying out or planting in that SANG, a detailed landscape scheme shall be submitted for the SANG with a SANG Management Plan, and information to demonstrate how the proposals respond to the ecology, archaeology and heritage of the site. Development shall be implemented in accordance with the approved details and thereafter be retained.

Reason: To ensure that the development would maximise opportunities for ecology, archaeology and heritage, in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

Access to the SANG

65. Each Reserved Matters Application submitted pursuant to condition 2 shall be inclusive of a SANG Access Strategy that will detail how the residents of the relevant sub phases will be afforded access to the SANG during the phased construction of the development.

Reason: To ensure that residents are afforded access from first occupation and throughout the construction phases of the development in accordance with Policies CP7 and CP8 of the Core Strategy and Policies TB21, TB23, TB24, TB25 of the Managing Development Delivery Document (Local Plan).

INFORMATIVES

1. The development accords with the policies contained in the adopted / development plan and there are no material considerations which warrant a different decision being taken.

2. You are advised that the following policies and/or proposals in the development plan are relevant to this decision:

South East Plan 2009

Saved policy NRM6 - Thames Basin Heaths Special Protection Area

Wokingham Borough Core Strategy policies:

CP1 - Sustainable Development

CP2 - Inclusive Communities

CP3 - General Development Principles

CP4 - Infrastructure Requirements

CP5 - Housing Mix, Density and Affordability

CP6 - Managing Travel Demand

CP7 – Biodiversity

CP8 - Thames Basin Heaths Special Protection Area

CP9 - Scale and Location of Development Proposals

CP10 - Improvements to the Strategic Transport Network

CP11 - Proposals outside Development Limits (including countryside)

CP13 – Town Centres and Shopping

CP17 - Housing delivery

CP18 – Arborfield Garrison Strategic Development Location

Appendix 7 – Additional Guidance for the Development of Strategic Development Locations

Managing Development Delivery Document (Local Plan) (adopted February 2014):

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 - Green Infrastructure, Trees and Landscaping

CC04 - Sustainable Design and Construction

CC05 - Renewable energy and decentralised energy networks

CC06 – Noise

CC07 – Parking

CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure

CC09 - Development and Flood Risk (from all sources)

CC10 - Sustainable Drainage

TB05 - Housing Mix

TB07 – Internal Space Standards

TB08 - Open Space, sport and recreational facilities standards for residential development

TB09 – Residential accommodation for vulnerable groups

TB12 – Employment Skills Plan

TB15 – Major Town, and Small Town/District Centre development

TB16 – Development for Town Centre Uses

TB20 – Service Arrangements and Deliveries for Employment and Retail Use

TB21 - Landscape Character

TB23 - Biodiversity and Development

TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

TB25 – Archaeology

TB26 – Buildings of Traditional Local Character and Areas of Special Character

SAL05 - Delivery of Avoidance Measures for the Thames Basin Heath Special Protection Areas

Supplementary Planning Documents

Arborfield Garrison Strategic Development Location Supplementary Planning Document (October 2011)
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
Wokingham Borough Design Supplementary Planning Document (2012)
Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)
Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
Planning Advice Note, Infrastructure Impact Mitigation, Contributions for New Development (Revised 2014)

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

4. The Head of Technical Services at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

5. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. 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.

6. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

7. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three month in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

8. 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.

9. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. It is recommended that the contractor should apply to the Environmental Health and Licensing Manager for prior consent under s.61 of the Control of Pollution Act 1974 to ensure that Best Practicable means 43 (BPM) are used to minimise construction site noise.

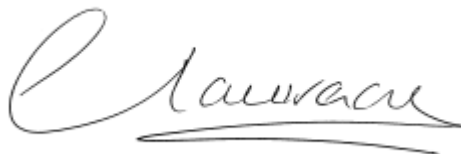
10. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit <http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363>

11. 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.

12. The applicant is advised that the Council will expect the reserved matters to adhere to the Council's adopted Design Standards (e.g. Internal Floor-Space, Garden Sizes and Parking Provision etc).

13. For the purposes of the planning permission Nine Mile Ride Extension South means works for the southern section of the Nine Mile Ride Extension between the existing Nine Mile Ride at Park Lane and Byway 18 where it will connect with NMRE northwards that links to the A327 the indicative alignment of which is shown on the Strategic Development Framework Plan for indicative purposes only

Signed

A handwritten signature in black ink, appearing to read 'Clare Lawrence', with a horizontal line underneath the name.

Clare Lawrence
Head of Development Management & Regulatory Services
Date: 9th January 2017

Further Information

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, David Smith on telephone number: 0118 974 6230 or by email at: David.smith@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.

The Town & Country Planning (Development Management Procedure) 2015

Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

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 – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

www.planningportal.gov.uk/pcs which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:

- Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

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>

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.