

Date: 10 October 2024
Application: 242098



**WOKINGHAM
BOROUGH COUNCIL**

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Development Management &
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Dear George Voss,

PRIOR NOTIFICATION RESPONSE

Application Number: 242098

Site Address: Pinewood Campus, Nine Mile Ride, Wokingham, Berkshire, RG40 3EW

Proposal: Prior approval submission for proposed change of use of the commercial building to 109 no. dwellings.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. Time Limit

The development must be completed within a period of 3 years starting with the date of the grant of this prior approval.

Reason: In accordance with the condition outlined in MA.2.(5) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended).

2. Approved Details

The development shall be carried out in accordance with the following plans and documents submitted as part of this prior approval application:

Received by the Local Planning Authority on 15 August 2024:

Proposed Elevations Sheet 1 (External Elevations) 5730-PL-2210 Rev A
Proposed Elevations Sheet 2 (Courtyard Elevations) 5730-PL-2220 Rev A
Proposed Ground Floor Plan 5730-PL-2100 Rev D
Proposed First Floor Plan 5730-PL-2110 Rev D

Proposed Second Floor Plan 5730-PL-2120 Rev D
Proposed Roof Plan 5730-PL-2130 Rev A

Received by the Local Planning Authority on 7 October 2024:

Site Location Plan 5730-PL-0002 Rev E
Proposed Site Plan 5730-PL-1100 Rev D

Reason: As prior approval is given based on the submitted plans and information only.

3. Use as a dwellinghouse only

Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.

Reason: In accordance with the condition outlined in MA.2.(6) of Class MA, Part 3, Schedule 2 of the General Permitted Development Order 2015 (as amended).

4. Hours of work

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

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Section 15 of the National Planning Policy Framework, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Control of plant or machinery noise

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: Section 15 of the National Planning Policy Framework, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Parking Management Strategy

No dwelling shall be occupied until a Parking Management Strategy for the management of the on-site parking has first been submitted to and approved in writing by the Local Planning Authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: To ensure satisfactory development in the interests of highway safety. Relevant policy: NPPF Section 9 (Sustainable Transport), Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Cycle parking to be provided

No dwelling shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing details. The cycle parking and storage shall be permanently so- retained for the parking of bicycles and used for no other purpose.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development. Relevant policy: NPPF Section 9 (Sustainable Transport), Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Thames Water - surface water capacity

No dwelling shall be occupied until confirmation has been provided that either:

1. Surface water capacity exists off site to serve the development; or
2. A development and infrastructure phasing plan has been agreed with the Local Planning Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding. In accordance with section 14 of the National Planning Policy Framework.

9. Thames Water - foul water capacity

No dwelling shall be occupied until confirmation has been provided that either:

1. Foul water Capacity exists off site to serve the development; or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding. In accordance with section 14 of the National Planning Policy Framework.

Informatives

1. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2017. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400

metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless an agreement is entered into under Section 106 of the Town & Country Planning Act 1990/S111 of the Local Government Act 1974 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to above. Accordingly, before you can proceed with the development it will be necessary for:

a. The owners of the land to enter into Section 106/Section 111 agreements in a form approved by the Council; and,

b. To obtain the approval of the Council under the Habitats Regulations.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. The developer can request information to support the discharge of this condition by visiting the Thames Water website at

thameswater.co.uk/preplanning. Thames Water advise that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will request that an impact study be undertaken.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) (planningportal.co.uk) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

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). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth