

Date: 20 November 2024
Application: 242641



WOKINGHAM
BOROUGH COUNCIL

Mr Douglas Bond
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Dear Mr Douglas Bond,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 242641

Site Address: Sonning Golf Club, Duffield Road, Reading, RG4 6GJ

Proposal: Application for non-material amendment to planning consent 223458 to amend planning conditions 1, 3, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 26 to enable phased delivery of proposal, with revisions to the site access and re-configuration of the car parking delivered in advance of the dwellings.

I refer to your application for a non-material amendment registered on 17 October 2024 under the above reference number. The proposal is for:

Conditions 1, 3, 7, 8, 9, 11, 13, 14, 16, 17, 18, 19, 20, 22, 23, 24 and 26 now read as follows. All other conditions remain as set out in the decision notice for the

original application 223458.

Condition 1 – Time Limit

a) No development shall commence within each phase until details of the appearance, landscaping, layout, and scale (hereinafter called the reserved matters) in respect of that phase have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

b) Application for approval of the reserved matters for each phase shall be made to the local planning authority not later than three years from the date of this permission. The development of each phase shall begin not later than two years from the date of approval of the last of the reserved matters for that phase to be approved.

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

Condition 3 – Approved Plans

This permission is in respect of the submitted application plans and drawings numbered MA/SGC/OPA/01A Location Plan; 02C Annotated Site Layout; 05C Proposed Parameter Plan; 06C Proposed Illustrative Site Layout and the Proposed Phasing Plan numbered 24.017 PL.001. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

Condition 7 – Highways Construction

Prior to the commencement of development within each phase, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting in respect of that phase shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of first occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Condition 8 - CEMP

Prior to commencement of development within each phase hereby permitted, 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 the development shall not be carried out otherwise than in accordance with the approved CEMP. The 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) programme of works, including measures for traffic management and operating hours;
- v) piling techniques;

- vi) provision of boundary hoarding; vii) details of a site security strategy;
- viii) protection of the aquatic environment in terms of water quantity and quality;
- ix) details of proposed means of dust suppression and noise mitigation;
- x) details of measures to prevent mud from vehicles leaving the site during construction;
- xi) details of any site construction office, compound and ancillary facility buildings. These facilities shall be sited away from woodland areas;
- xii) lighting on site during construction; xiii) measures to ensure no on-site fires during construction;
- i) monitoring and review mechanisms;
- ii) implementation of the CEMP through an environmental management system;
- iii) details of the haul routes to be used to access the development; iv) details of temporary surface water management measures to be provided during the construction phase;
- v) details of the excavation of materials and the sub-surface construction methodology;
- vi) Relevant ecological mitigation measures for protected species and;
- vii) appointment of a Construction Liaison Officer

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, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy.

Condition 9 – External Lighting

Details of external lighting within each phase shall be submitted to and approved in writing by the local planning authority before the development in respect of that phase is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, footpaths and public areas. The details shall demonstrate how the areas identified as the retained boundary hedgerow and ecological buffer zone are retained unlit. No further external lighting shall be installed without the written approval of the local planning authority.

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 and TB23.

Condition 11 - Parking

The reserved matters application for the residential phase (phase 2) of the development shall include details of car and motorcycle parking in accordance with the Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.

Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010, and the North Wokingham Development Location Supplementary Planning Document (October 2011).

Condition 13 - Electric Vehicle Charging

Prior to commencement of the residential phase (phase 2) of the development, an Electric Vehicle Charging Strategy shall be submitted to, and approved in writing by, the local planning authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance with Building Control Regulations Approved Document S and details of installation of charging points. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Condition 14 – Cycle Parking

The reserved matters application for the residential phase (phase 2) of the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle

storage/parking shall be implemented in accordance with the approved details before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

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, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.

Condition 16 - Infiltration Details

No development within a phase shall take place until a soakaway test ('s) in respect of that phase has been carried out in accordance with BRE Digest 365, or such other

guidance as may be agreed in writing by Local Planning Authority (LPA). The results of the tests shall be submitted to and agreed in writing by the LPA. The ground through which infiltration is designed to occur should be unsaturated to a depth of at least 1m below the base of infiltration unit. The scheme shall subsequently be completed in accordance with the approved details before the development in respect of that phase is first brought into use/occupied.

Reason: To ensure that the site can be adequately drained. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage in the locality. Relevant policy: Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 17 - Exceedance Flows

Development shall not take place within each phase until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event in respect of that phase has been submitted to and approved in writing by the Local Planning Authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 18 - Archaeology

Prior to the determination of reserved matters applications dealing with layout in each phase, the applicant or their agents or successors in title must have secured the production and submission of a desk-based assessment, and the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation in respect of that phase, which has been submitted by the applicant and approved by the planning authority. The development within that phase shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough. Relevant policies: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

Condition 19 - Tree Protection Plan

Tree Protection Plan

a) No development or other operation shall commence within each phase on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent in respect to that phase 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

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth