

Draft List of Conditions

06.03.2026 2026.02.24

Time Limit (Outline Permission)

1. Application for approval of layout, scale, appearance and landscaping (hereinafter called the "Reserved Matters") shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. Development hereby permitted shall be commenced no later than two years from the approval of the reserved matters 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).

Reserved Matters

2. No development hereby approved shall commence until application for approval of Reserved Matters has first been submitted to and approved in writing by the Local Planning Authority.

Reason: To define the permission and secure matters reserved for future approval.

Approved Plans

3. The proposed development hereby approved shall be varied out in accordance with the proposed vehicular and emergency access hereby approved shall be carried out in accordance with the following approved plans :

- Location Plan – drawing no. 052403-DAN-LOC01 Rev —
- Land Use Plan – drawing no 052403-DANMP04-Rev A
- Proposed Site Access General Arrangement – drawing no. 25103/002 Rev C

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

Height Restriction

4. No building within the development shall exceed a maximum height of 2.5 storeys and in any event no part of any building shall exceed 10.5 metres above finished ground level at its highest point.

Commented [LC1]: Should this relate to existing/proposed ground levels?

Commented [BT2R1]: In the appellant's view, finished levels.

Reason: In the interest of protecting landscape character and visual amenity, and to ensure that the height parameters assessed at appeal are not exceeded. Relevant Policy: Core Strategy Policies CP1 and CP3, MDD LP Policies CC03 and TB21.

Visibility Splays

5. The visibility splays as shown on drawing 25103/002 Rev C shall be provided prior to the first occupation of development hereby approved and thereafter kept free of obstruction above 0.6 metres in height.

Reason: In the interest of highway safety, in accordance with Core Strategy Policies CP1 and CP6

Emergency Access

6. The emergency vehicular access shown on the approved drawing 25103/002 Rev C shall be provided prior to 100th occupation and maintained permanently thereafter, with bollards or other measures as agreed pursuant to Condition 26 to restrict general vehicular access.

Reason: To ensure appropriate emergency access arrangements, in accordance with Core Strategy Policies CP1 and CP6

Highway Off-Site Improvement Works (approval of details)

7. Notwithstanding the details shown on the plans approved pursuant to Condition 3, no development other than demolition, site clearance and preparation works hereby approved shall commence until details of the off-site highway works shown indicatively on the following plans have first been submitted to and approved in writing by the Local Planning Authority:

- 25103/001/01 Rev D: Enhanced Active Travel Linkages (Sheet 1)
- 25103/001/02 Rev D: Enhanced Active Travel Linkages (Sheet 2)
- 25103/003 Rev -: Reading Road Eastbound Build-out (Chicane)
- 25103/004 Rev -: Reading Road Westbound Build-out (Chicane)
- 25103/005 Rev -> A Church Lane "Quiet Lane" Proposals

The details to be submitted for approval shall include pedestrian and cycle access points onto Reading Road and Church Lane, design, construction specification, drainage, lighting (including avoidance and mitigation measures for protected species, in particular bats), signage, road markings, traffic-calming devices, kerb lines, pedestrian crossing points, bus stop upgrades and associated works.

Reason: To ensure that the necessary off-site highway works, which are required to mitigate the impact of the development on the highway network and to ensure safe and suitable access for all users, are secured in a timely manner and to an appropriate standard, in accordance with Core Strategy policies CP3 and CP6.

Highway Off-Site Improvement Works (implementation)

8. The off-site highway works approved under **Condition 67** shall be fully completed prior to the occupation of the 40th dwelling, unless an alternative phased programme has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure timely delivery of works to provide safe and suitable access for all users, in accordance with Core Strategy Policies CP3 and CP6.

Parking

9. ~~The application for Reserved Matters shall be accompanied by details of the proposed vehicle, motorcycle and cycle parking in line with the Council's standards and such details shall be approved in writing by the Local Planning Authority. No dwelling shall be occupied until the vehicular accesses, driveways, parking, and turning areas (including any unallocated space) and secure, covered cycle storage/parking facilities associated with that dwelling have been provided in accordance with the approved details. The vehicle parking shall not be used for any purpose other than parking, and the turning areas shall remain available for turning at all times. The cycle storage/parking shall be permanently retained in the approved form and used for no other purpose.~~

~~Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.~~

Walking and Cycling Connectivity

- ~~10.9. Prior to or concurrent with the submission of~~As part of the Reserved Matter **Applications**, details of pedestrian and cycle infrastructure and connections from the development to both Reading Road to the **South-south** and Church Lane to the **West-west** of the site shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be implemented in accordance with the approved details prior to first occupation of development hereby approved.

Reason: In the interests of sustainable travel, convenience and highway safety, in accordance with Core Strategy Policies CP1 and CP6.

Commented [LC3]: Condition 7?

Commented [BT4]: Covered by condition 2 (requirement to submit RM application including layout)

Commented [LC5]: Is this needed? It is part of the layout.

Commented [LC6]: Is the appellant happy with the timeframe? Would a programme of implementation be preferable?

Commented [BT7R6]: Yes, a programme of implementation would be preferable.

Public Rights of Way Improvement

41.10. Prior to or concurrent with the submission of Reserved Matters, details of upgrade works to the Public Right of Way ARBO1 for the use by cyclists [reference plan] shall be first submitted to and approved in writing by the Local Planning Authority. The approved upgrade works shall be implemented in accordance with the approved details prior to 40th occupation of development hereby approved.

Reason: In the interests of sustainable travel, convenience and highway safety, in accordance with Core Strategy Policies CP1 and CP6.

Commented [LC8]: Is this condition reasonable? It does not limit works to the site boundary and therefore should the scheme be prepared by the Highway Authority. Does it meet the test for a Grampian condition?

Highway Construction Details

42.11. No part of development above slab level hereby approved shall commence until full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting have first been submitted to and approved in writing by the Local Planning Authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development prior to first occupation and the final wearing course shall be provided within 3 months of final occupation.

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.

Commented [BT9]: This would be the logical place to address any addition detailed engineering design requirements in terms of construction of the access relative to the existing culvert.

Sustainable Urban Drainage Scheme (SuDS)

43.12. Prior to or concurrently with the submission of the Reserved Matters, full details of the drainage system for the site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include:

- (a) *Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at 1.67l/s/ha, or preferably better. The strategy is required to demonstrate both how on site storm run-off is being dealt with and how off site flows entering the site are being managed.*
- (b) *Separate drainage systems for any proposed adopted highways and residential dwellings.*
- (c) *A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.*
- (d) *A description of how the proposed development will deal with surface water exceedance flows for storm events that exceed the design capacity for attenuation.*

Commented [BT10]: This is unnecessary and would require separate on site attenuation and surface water drainage networks. An adoptable surface water network will accept both highways and private drainage.

- (e) *Cross-references to all groundwater monitoring data collected for the site, confirming seasonal high groundwater levels in the area, and demonstration how attenuation features are being designed to accommodate these.*
- (f) *The location and sizing of all SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level; alternatively the details shall demonstrate how attenuation features will be designed to ensure that they continue to function optimally.*

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 & CC10; and Wokingham SuDS Strategy (January 2017).

Maintenance of SuDS

14.13. No dwelling hereby approved shall be occupied until a plan for management and maintenance of the Sustainable Urban Drainage Systems for the lifetime of the development hereby approved (hereinafter referred to as SuDS Maintenance Plan) has first been submitted to and approved in writing by the Local Planning Authority. The SuDS Maintenance Plan shall include:

- (a) *the arrangements for adoption by a public authority or a statutory undertaker and arrangements to secure the operation of the scheme throughout its lifetime;*
- (b) *full details of the access that is required to reach surface water management component for maintenance purposes; and*
- (c) *a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required, including method statement.*

The approved SUDS Maintenance Plan shall be implemented in accordance with approved details prior to first occupation of development hereby approved.

Reason: to prevent the increased risk of flooding, ensure the continued operation and adequate maintenance of drainage features serving the site and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 & CC10; and Wokingham SuDS Strategy (January 2017).

Commented [LC11]: Could it be adopted by a management company?

Foul Water

~~15.~~ No dwelling hereby approved shall be occupied until either:

- ~~(a) A confirmation has been provided to the Local Planning Authority that foul water capacity exists off site to serve the development; or~~
- ~~(b) A development and infrastructure phasing plan has been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency and Thames Water. Where a development and infrastructure phasing plan is approved, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or~~
- ~~(c) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.~~

Reason: ~~To reduce the risk of environmental harm by creating additional wastewater capacity before buildings are occupied, reducing the likelihood of spills/release of untreated foul waste into the environment. In accordance with paragraph 187(e) of the NPPF.~~

Commented [LC12]: Is there evidence of the lack of capacity?

Commented [BT13]: Such confirmation has been provided.

Commented [BT14]: Unnecessary as Thames Water have confirmed capacity is sufficient.

Water Infrastructure

~~16.~~14. No dwelling hereby approved shall be occupied until either:

- (a) A confirmation has been provided to the Local Planning Authority that all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- (b) A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied and the plan has been submitted to the Local Planning Authority. The Where a development and infrastructure phasing plan is approved, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Commented [LC15]: What is the concern this is intended to address?

Strategic Water Main

~~17.~~15. No construction shall take place within 5m of the water main. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water prior to commencement of construction. Any construction must be undertaken in accordance with the terms of the approved

information. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.

Reason: The proposed works will be in close proximity to underground strategic water main, utility infrastructure. The works has the potential to impact on local underground water utility infrastructure.

Watercourse Buffer Zone

~~18.16.~~ No development shall take place until a scheme for the provision and management of a 8 metre wide buffer zone alongside the watercourses has been submitted to, and approved in writing by, the LPA. Thereafter, the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the LPA. ~~The buffer zone scheme shall be free from built development including lighting, domestic gardens, non-native plant species and formal landscaping.~~ The scheme shall include:

- (a) *plans showing the extent and layout of the buffer zone*
- (b) *details of any proposed planting scheme (these should only be native species, ideally of local provenance)*
- (c) *details demonstrating how the buffer zone will be protected during development with the production of a Construction Environment Management Plan*
- (d) *details demonstrating how the buffer zone will be protected over the longer term with the production of a Landscape and Ecological Management Plan. This should include adequate financial provision and named body responsible for management*
- (e) *details of any proposed footpaths, fencing, lighting, outfalls etc. New outfall structures should follow best practice design and be set back from the bank as far as is practical.*
- ~~(f) details of any watercourse crossings. *Watercourse crossings should be clear-span bridge crossings unless it can be clearly demonstrated why culverting is both necessary and the only reasonable and practicable alternative. Bridge abutments should be set beyond the top of the bank to allow a wildlife corridor between the river and the abutments. A full ecological assessment of the river should also be carried out prior to the construction of any crossing with appropriate avoidance, mitigation or compensation measures in place in order to safeguard any protected species that are present.*~~
- (f) Reason: Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected.

Commented [LC16]: It would seem that most of these matters are covered by the reserved matters - layout and landscaping and/or other considerations

Commented [BT17R16]: The appellant agrees that these matters are appropriately dealt with via submission of RM application

Commented [BT18]: The purpose of the EA buffer is to facilitate maintenance. Construction of infrastructure (access/ landscaping) within the buffer can in fact assist with this purpose

Commented [BT19]: As per evidence, the main site access will cross the watercourse over an existing culvert rather than by utilising a clear span bridge.

Construction Environment Management Plan

49.17. No part of the development hereby approved shall commence, including demolition, site clearance and preparation works, until a Construction Environment Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include the following:

- (a) construction of suitable works access;*
- (b) details of haul routes to be used to access the development;*
- (c) parking of vehicles of site operatives and visitors (including times, these should be in line with hours of work permitted under Condition 18);*
- (d) loading and unloading of plant and materials;*
- (e) programme of works, including measures for traffic management and operating hours, and associated communication strategy;*
- (f) details of the appointed site manager or other nominated person, including their name, direct telephone number and email address, who shall act as the primary point of contact for local residents 24 hours a day, 7 days a week for the duration of the construction period;*
- (g) storage of plant and materials used in constructing the development;*
- (h) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
- (i) provision of lighting during construction;*
- (j) protection of trees (including particularly the extended Buffer Zones, Root Protection Areas and Construction Exclusion Zones for ancient, veteran and notable trees), hedgerows and other natural features (in accordance with details to be approved under Condition 32);*
- (k) control measures to prevent the spread of invasive non-native species*
- (l) wheel washing facilities and an area cleaning regime;*
- (m) measures to control the emission of dust and dirt during construction (including street sweeping);*
- (n) a scheme for recycling/disposing of waste resulting from construction works;*
- (o) details of pest control measures, if required*
- (p) hours of delivery; and*

- (q) *mitigation and avoidance measures for protected species and species of principal importance.*

The development hereby approved shall be carried out in strict accordance with the approved CEMP during site preparation, clearance and construction of the development.

Reason: In the interests of highway safety & convenience, neighbour amenities and ecology. Relevant policy: Core Strategy policies CP3, CP6 and CP7, and MDD LP policy TB23.

Hours of work

20.18. No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:

- (a) *between the hours of 08:00 to 18:00 Monday to Friday; and*
- (b) *08:00-13:00 on Saturday; and*
- (c) *at no time on Sundays or Bank or National Holidays except for*
- (d) *individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and approved in writing .*

Where works are approved by the Local Planning Authority under (d), key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

Reason: to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Access for All

24.19. The application for Reserved Matters shall demonstrate how no less than 10% of market dwellings and 95% of affordable housing dwellings will be constructed in line with M4(2) of the Building Regulations 2010 (as amended) (or any other standard that supersedes it) and how no less than 5% of affordable housing dwellings will be constructed in line with M4(3) of the Building Regulations 2010 (as amended) (or any other standard that supersedes it).

Commented [LC20]: What is the justification for the different proportions? Is it likely to be an issues with Registered Providers?

Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.

Space Standards

22-20. The application for Reserved Matters shall demonstrate how each of the dwellings proposed complies with the Nationally Described Space Standard or any other standard that supersedes it.

Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.

Secured by Design

23-21. The Reserved Matters application for the development shall demonstrate how the development has taken into account principles of Secured by Design Residential (Homes) Guide 2025 (or any other guide that supersedes it).

Reason: In order to create places that are safe, inclusive and accessible in accordance with Core Strategy Policies CP1, CP2 and CP3 and National Design Guide.

On-site renewables

24-22. Concurrently with a Reserved Matters application for the development hereby approved, a scheme demonstrating how a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) would be achieved shall be submitted to for the Local Planning Authority's approval in writing. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of the Reserved Matters application. Development shall not commence until the scheme has been approved. The approved scheme shall be implemented prior to first occupation of the dwelling to which it relates and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDD LP policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

Domestic Water Consumption:

25.23. Prior to the commencement of development, a scheme achieving a maximum domestic water consumption of 110L per capita per day (including 5L allowance for external water) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the dwelling to which it relates is first occupied and shall remain operational for the lifetime of the development

Reason: To reduce consumption of water in a classified area of serious water stress in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1; Managing Development Delivery Local Plan Policy CC04; and the Sustainable Design and Construction Supplementary Planning Document (2010).

Air Source Heat Pumps

26.24. In the event that Air Source Heat Pumps (ASHPs) are proposed as part of a Reserved Matters application for the development hereby approved, the Reserved Matters application shall be accompanied by a detailed Noise Impact Assessment (NIA). The NIA shall:

- (a) Identify the predicted operational noise levels from all proposed ASHPs, including cumulative impacts where multiple units are proposed;*
- (b) Evaluate the potential impact of this noise on the amenity of future occupants of the proposed dwellings and any existing noise-sensitive receptors in the vicinity of the proposed ASHPs; and*
- (c) Detail the specific measures to be incorporated into the design, layout, orientation, and specification of the ASHPs, and/or other mitigation measures (such as enclosures or screening), to ensure that noise from the ASHPs does not give rise to an unacceptable adverse impact on residential amenity.*

The design and layout of the development submitted pursuant to the Reserved Matters application shall be informed by, and incorporate the recommendations of, the NIA. Any ASHPs shall subsequently be installed and maintained in accordance with the details as approved in writing by the Local Planning Authority.

Reason: In the interest of amenity of future occupants of the development, in accordance with Core Strategy policies CP1 and CP3, MDD LP Policy CC06 and paragraphs 135(f) and 187 of the NPPF (2024).

Landscape Strategy

27.25. Prior to or concurrent with the Reserved Matters application, an overarching landscape strategy for the site shall be first submitted to and approved in writing by the Local Planning Authority. The landscape strategy shall contain details of open space typologies proposed on the site, location of footpaths and possible

Commented [LC21]: Is this needed if landscape is a reserved matter?

linkages outside development parcels, sustainable urban drainage solutions (including flood mitigation measures) and proposals for management of buffer zones around veteran trees, structural planting, public open space and sustainable urban drainage solutions (including flood mitigation measures) proposed and identify how these relate to the existing landscape features to be retained.

Reason: In the interests of visual amenity and to maintain favourable conservation status of the site for protected species and species of principal importance. Relevant policy: Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23

Detailed Landscaping

28.26.

(a) No development shall take place until full details of both hard and soft landscape works have been first submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:

- (i) scheme drawings;
- (ii) proposed levels and contours;
- (iii) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape (including particularly the extended Buffer Zones, Root Protection Areas and Construction Exclusion Zones for ancient, veteran and notable trees), with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers and allowing integration of the mass and form of banks into the landscape through the variation of crest levels and bank widths), allowing them to fulfil amenity, ecological and drainage functions;
- (iv) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
- (v) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
- (vi) details of the street tree planting pits in combination with the roadside swales/rain gardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health (and that the growth of their roots will not impede the proper functioning of swales or other SUDS features);
- (vii) hard landscaping materials including samples;

Commented [BT22]: In order to address LPA concerns re: public access to RPA areas of veteran trees the appellant is agreeable to submission of a Landscape Management Plan which sets out how access would be restricted to such areas.

Commented [LC23]: This would appear to be part of the reserved matters

Commented [BT24R23]: Agreed.

- (viii) minor artefacts and structures (such as street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation;
 - (ix) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited; and
 - (x) car parking layouts, other vehicle and pedestrian access and circulation areas.
- (b) *Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping. The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and c) below.*
- (c) *Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.*

Reason: In the interests of visual amenity and to maintain favourable conservation status of the site for protected species and species of principal importance. Relevant policy: Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23

Ground and building levels

29-27. Prior to commencement of the development hereby approved, a measured survey of the site and a plan prepared to scale of not less than 1:500, showing details of existing ground levels for the site and proposed finished ground and floor levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the Local Planning Authority. The plan shall show the difference in the pre- and post-construction levels across the site colour-coded for 0.2m intervals. The development shall be carried out in accordance with the approved details.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

Suitable Alternative Natural Green Space

No development on the site shall take place until there has been submitted to and approved in writing by the local planning authority details of a Suitable Alternative Natural Greenspace (SANG) strategy which ensure the scheme will produce no likely significant effects upon the Thames Basin Heaths Special Protection Area. The details shall include details of the SANG's location, layout, and arrangements for its retention and management in perpetuity. None of the dwellings hereby permitted shall be

Commented [LC25]: How does this relate to condition 4?

occupied before the works to create the SANG have been completed and the SANG has been made available for public use.

Landscape and Habitat Management and Monitoring Plan

30.28. Prior to commencement of the development hereby approved a habitat management and monitoring plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include the following:

- (a) *Description and evaluation of features to be managed, covering all landscaped areas other than domestic gardens;*
- (b) *Details of management of ancient, veteran, near veteran and notable trees in line with Lonsdale, D. (ed.) (2013). Ancient and other veteran trees: further guidance on management, The Tree Council, London and particularly chapter 7 (plans and specifications).*
- (c) *Ecological trends and constraints on site that might influence management;*
- (d) *Aims and objectives of management, including delivery of detailed Biodiversity Gain Plan;*
- (e) *Appropriate management options for achieving aims and objectives;*
- (f) *Prescriptions for management actions;*
- (g) *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);*
- (h) *Details of the body or organization responsible for implementation of the plan; and*
- (i) *Ongoing monitoring and remedial measures.*

Commented [BT26]: As per above comments on Arboriculture condition.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policies CP3 and CP7, and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

Ecological permeability

~~31.29.~~ Prior to commencement of development hereby approved, a strategy for ecological permeability and species biodiversity enhancements to the site shall first be submitted to and approved in writing by the Local Planning Authority. The strategy shall be prepared by a suitably qualified ecologist and include measures for bats, birds, hedgehogs, reptiles, amphibians, and invertebrates. Development shall be carried out in accordance with the approved strategy and shall thereafter be permanently retained as such.

Reason: To provide biodiversity enhancements, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP3 and CP7; and Managing Development Delivery Local Plan policy and TB23

Lighting Strategy (Bats)

~~32.30.~~ Prior to or concurrent with Reserved Matters application a Lighting Design Strategy for Biodiversity for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas/features on and around the site that are particularly sensitive for bats and where the development may cause disturbance in or around their breeding sites and resting places or along foraging and/or commuting routes; and*
- (b) Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites, foraging areas and resting places.*

All external lighting shall be installed in accordance with the specifications and locations set out in the approved strategy, and these shall be maintained thereafter in accordance with the approved strategy.

Reason: To avoid detriment to protected species, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP3 and CP7; and Managing Development Delivery Local Plan policy and TB23.

Arboricultural Impact Assessment

~~33.31.~~ The Reserved Matters application shall be accompanied by an updated Arboricultural Impact Assessment (AIA) which shall demonstrate buffer zones and Root Protection Areas of ancient, veteran, near veteran, notable and other tree(s) would be free from development.

Reason: To secure the protection throughout the time that development is being carried out, of ancient, veteran, near veteran and other trees, shrubs and hedges growing within the site which are of value to the area. Relevant policy: Core Strategy

Commented [LC27]: What is being sought and why is it necessary given condition 30 and the mandatory BNG requirements?

policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Tree Protection

34.32.

~~(a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of ancient, veteran, near veteran and other trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837:2012 (as shown on XX) has been submitted to and approved in writing by the Local Planning Authority (the Approved Scheme). The Approved Scheme shall be in accordance with BS5837: 2012, LONSDALE (Lonsdale, D. (ed.) (2013)), Ancient and other veteran trees: further guidance on management (The Tree Council, London) and the Natural England Standing Advice: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions.~~

~~(a)~~

~~(b) 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)(c) No part of development hereby approved or other operation (including site clearance and preparatory works) shall commence on site until the Approved Scheme has been implemented.~~

~~(c)(d) 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 no less than 7 working days written notice to inspect the implementation of the measures identified in the Approved Scheme.~~

~~(d)(e) 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.~~

~~(e)(f) The tree protection fencing and 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 LPA has first been sought and obtained.~~

Commented [BT28]: As per wording on Blagrove Lane decision.

Commented [LC29]: Providing multiple documents the scheme should comply with is potentially confusing. If the scheme needs to be submitted for approval is any of this required. Could it be combined with condition 33?

Reason: To secure the protection throughout the time that the development is being carried out of ancient, veteran trees, near veteran, notable and other trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the Local Planning Authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

Foundation Design

~~35-33~~ No development involving the construction of any dwelling, garage or other building requiring foundations shall commence until a Foundation Design Strategy has been submitted to and approved in writing by the Local Planning Authority. The Strategy shall:

~~(f)(g)~~ *Identify all proposed building plots within the buffer zone and root protection area (RPA) of any ancient or veteran tree (as identified in the Arboricultural Assessment and subsequent evidence);*

(a) Specify foundation types and depths designed to eliminate the risk of tree-related subsidence or heave, including the cumulative effects of moisture demand, consistent with NHBC Standards (2024), Chapter 4.2: Building Near Trees (or any equivalent standard in force at the time of the Reserved Matters application); and

(b) Demonstrate that the foundations are designed to ensure that no future pressure arises for the felling, reduction or harmful works to any ancient or veteran tree due to insufficient foundation depth or design.

The development shall thereafter be undertaken in full accordance with the approved Foundation Design Strategy.

Reason: To ensure foundations are constructed to a sufficient depth and specification to remove the risk of future tree related subsidence, thereby preventing pressure to fell or reduce ancient or veteran tree. Relevant policy: Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23

Boundary Treatment

~~36-34~~ Prior to ~~commencement of above-ground works~~ occupation, details of all boundary treatments and other means of enclosure, which shall include provision of ecological permeability measures appropriate for protected species and species of principal importance (in accordance with details approved under Condition 29), shall first have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development. The boundary treatments and other means of enclosure shall be maintained in the approved form thereafter.

Commented [LC30]: Should this apply to the entire site, or just areas close to the trees concerned?

Does there need to be something similar for occupants of specific plots (in terms of extensions) or would this be addressed at the same time as reserved matters?

Commented [BT31]: There are no building plots within such plots; as per amended Land Use Plan ILUP 04 rev A

Reason: In the interests of amenity, biodiversity and highway safety, in accordance with Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy TB23.

Archaeology (WSI)

~~35.~~ Prior to ~~the submission of an application for the approval of Reserved Matters~~ commencement of development

~~37-36.~~ a programme of archaeological work, including a Written Scheme of Investigation (hereinafter referred to as the WSI), shall be first submitted to and approved in writing by the Local Planning Authority. The WSI shall include:

- (a) Assessment of significance and research questions;*
- (b) Programme and methodology of site investigation and recording;*
- (c) Programme for post investigation assessment;*
- (d) Provision to be made for analysis of the site investigation and recording;*
- (e) Provision to be made for publication and dissemination of the analysis and records of the site investigation;*
- (f) Provision to be made for archive deposition of the analysis and records of the site investigation; and*
- (g) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.*

The programme of archaeological work shall be carried out in accordance with the approved WSI.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy

Archaeology (Investigation Results)

~~38-37.~~ No dwelling hereby approved shall be occupied until the site investigation and post investigation assessment have been completed in accordance with the programme set out in the WSI approved under Condition 35 and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured and confirmation of this has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development

can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy

Land Contamination Investigation

39.38. An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon or landfill gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

(a) a survey of the extent, scale, and nature of any contamination.

(b) 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,
- archaeological sites and ancient monuments.

(c) 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'.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Submission of Remediation Scheme (where required)

40.39. 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 should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should 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.

Commented [LC32]: Have there been any investigations to date?

Commented [BT33R32]: A desk study and phase 1 ground investigation was submitted with the application. This suggested review again at RM stage once layout proposed.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Unexpected Land Contamination

41.40. If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.