

APPROVAL OF RESERVED MATTERS

DRAFT DECISION NOTICE



Expiry Date: 20 June 2025

Application Number: 243124

Location: Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).

Recommendation: Approve

Conditions and/or Reasons

1. Outline Application Compliance - Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 212720 (dated 05 July 2023), which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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.

2. Approved details - This permission is in respect of the plans listed below. The development hereby permitted shall be carried out in accordance with the approved plans unless otherwise agreed in writing with the Local Planning Authority.

Location Plan – DES-703-100 Rev 1

Site Section – DES-703-302 Rev 1

received on 11/12/24;

Street Scenes – DES-703-300 Rev 3

Street Scenes - DES-703-301 Rev 2

S106 Open Space Typologies Plan – CH038-003L – MW

Block A Plots 173-180 - DES-703-200 Rev 2

Block A Plots 173-180 - DES-703-201 Rev 2

Block B Plots 181-188 - DES-703-202 Rev 2

Block B Plots 181-188 - DES-703-203 Rev 2

Maisonette Plots 18-19 - DES-703-204 Rev 2

Maisonette Plots 24-25 - DES-703-205 Rev 2

Maisonette Plots 145-146 - DES-703-206 Rev 2

A2HAZE Plots 91-93 - DES-703-207 Rev 2

A2HAZE Plots 147-148 and 149-150 - DES-703-208 Rev 2

A2HAZE and A3MAPL Plots 36-37 - DES-703-209 Rev 2

A2HAZE and A3LAUR Plots 110-112 - DES-703-210 Rev 2

A2HAZE and A3LAUR Plots 162-166 - DES-703-211 Rev 2
A2CEDA Plots 51-52, 54-55, 79-80 and 82-83 - DES-703-212 Rev 2
A2CEDA Plot 53 and 81 - DES-703-213 Rev 2
A3MAPL Plot 132 - DES-703-214 Rev 2
A3LAUR Plot 107 - DES-703-215 Rev 2
A3LAUR Plots 133-135 - DES-703-216 Rev 2
A3BEEC Plots 108-109 and 113-114 - DES-703-217 Rev 2
A4WILL Plots 105-106 - DES-703-218 Rev 2
A4WILL Plot 116 - DES-703-219 Rev 2
A4HAWT Plots 31-33 - DES-703-220 Rev 2
A4HAWT Plots 34-35 - DES-703-221 Rev 2
A4HAWT Plots 89-90 and 117-118 - DES-703-222 Rev 2
S2JAY Plots 2-4 - DES-703-223 Rev 2
S2JAY Plots 7-9 - DES-703-224 Rev 2
S2JAY Plots 12-13 - DES-703-225 Rev 2
S2GOLD Plot 20 - DES-703-226 Rev 2
S2BULL Plot 23 - DES-703-227 Rev 2
P2TIGE Plot 48 - DES-703-228 Rev 2
P2TIGE Plot 78 - DES-703-229 Rev 2
P2TIGE Plot 69 - DES-703-230 Rev 2
P2CHAL Plot 192 - DES-703-231 Rev 2
P3TORT Plots 16 and 62 - DES-703-232 Rev 2
P3TORT Plot 104 - DES-703-233 Rev 2
P3TORT Plot 94 - DES-703-234 Rev 2
P3TORT Plots 168-169 - DES-703-235 Rev 2
P3ADMI Plot 167 - DES-703-236 Rev 2
P3ADMI Plot 68 - DES-703-237 Rev 2
P3ADMI Plot 170 - DES-703-238 Rev 2
P3ADMI Plot 84 - DES-703-239 Rev 2
P3ADMI Plot 67 - DES-703-240 Rev 2
P3ADMI Plot 85 - DES-703-241 Rev 2
S3SISK Plots 5 and 6 - DES-703-242 Rev 2
S3SISK Plots 10-11 - DES-703-243 Rev 2
S3SISK Plots 14-15 - DES-703-244 Rev 2
S3SISK Plots 45-46, 58-59, 137-137 and 140-141 - DES-703-245 Rev 2 S3KITE
Plots 41-42, 43-44, 76-77 - DES-703-246 Rev 2
S3KITE Plots 98-99, 102-103 - DES-703-247 Rev 2
S3KITE Plots 128-129 and 130-131 - DES-703-248 Rev 2
S3KITE Plots 47 and 57 - DES-703-249 Rev 2
S3KITE Plots 49 - DES-703-250 Rev 2
S3OSPR Plots 38-39 - DES-703-251 Rev 2
S3OSPR Plots 63-66 - DES-703-252 Rev 2
S3OSPR Plots 63-66 - DES-703-253 Rev 2
S3HERO Plots 60-61 - DES-703-254 Rev 2
S3HERO Plots 71-72, 73-74, 189-190 - DES-703-255 Rev 2
S3HERO Plots 157-158, 171-172 - DES-703-256 Rev 2
S3HERO Plots 159-160 - DES-703-257 Rev 2
S3HERO Plots 100-101 - DES-703-258 Rev 2
P4ROSE Plot 29 - DES-703-259 Rev 2
P4ROSE Plot 17 - DES-703-260 Rev 2

P4ROSE Plot 30 - DES-703-261 Rev 2
 P4ROSE Plot 127 - DES-703-262 Rev 2
 P4ROSE Plot 161 - DES-703-263 Rev 2
 P4ROSE Plot 194 - DES-703-264 Rev 2
 P4ROSE Plot 199 - DES-703-265 Rev 2
 P4CHAR Plot 75 - DES-703-266 Rev 2
 S4HARR Plots 95-97 - DES-703-267 Rev 2
 S4HARR Plots 95-97 - DES-703-268 Rev 2
 P4ASTE Plot 119 - DES-703-269 Rev 2
 P4ASTE Plot 120 - DES-703-270 Rev 2
 P4ASTE Plot 121 - DES-703-271 Rev 2
 S4KEST Plot 138 As . Plot 139 Handed - DES-703-272 Rev 2
 P5ORCH Plot 142 and 154 - DES-703-273 Rev 2
 P5ORCH Plot 143 - DES-703-274 Rev 2
 P5MALL Plots 125 - DES-703-275 Rev 2
 P5MALL Plot 153 - DES-703-276 Rev 2
 P5HEAT Plot 193 - DES-703-277 Rev 2
 P5HEAT Plot 200 - DES-703-278 Rev 2
 P5WINT Plot 122 - DES-703-279 Rev 2
 P5WINT Plot 124 - DES-703-280 Rev 2
 P5WINT Plot 126 - DES-703-281 Rev 2
 P5WINT Plot 195 - DES-703-282 Rev 2
 P5WINT Plot 197 - DES-703-283 Rev 2
 A2HAZE Plots 86-88 - DES-703-287 Rev 1
 A3LAUR Plot 115 - DES-703-288 Rev 1
 A3MAPL Plot 166 - DES-703-289 Rev 1
 Maisonette Plot 27-28 - DES-703-290 Rev 1
 Maisonette Plot 21-22 - DES-703-291 Rev 1
 Maisonette Plot 151-152 - DES-703-292 Rev 1
 P2CHAL Plot 196 - DES-703-293 Rev 1
 P2TIGE Plot 56 - DES-703-294 Rev 1
 P3ADMI Plot 40 and 70 - DES-703-295 Rev 1
 P3ADMI Plot 50 - DES-703-296 Rev 1
 P4CHAR Plot 156 - DES-703-297 Rev 1
 P4ROSE Plot 1 - DES-703-298 Rev 1
 P4ROSE Plot 123 - DES-703-299 Rev 1
 P5MALL Plot 144 - DES-703-2000 Rev 1
 P5ORCH Plot 155 - DES-703-2001 Rev 1
 P5WINT Plot 191 and 198 - DES-703-2002 Rev 1
 S2GOLD Plot 26 - DES-703-2003 Rev 1
 S4KEST Plot 139 - DES-703-2004 Rev 1
 received on 18/03/2025;
 Site Layout – DES-703-101 Rev 5
 Storey Heights Layout – DES-703-102 Rev 5
 Housing Mix Layout – DES-703-103 Rev 4
 Typology Layout – DES-703-104 Rev 4
 Tenure Layout – DES-703-105 Rev 4
 Parking Layout – DES-703-106 Rev 4
 Materials Layout – DES-703-107 Rev 3
 Surface Materials Layout – DES-703-108 Rev 4

Highways Layout – DES-703-109 Rev 3
Refuse Strategy Layout – DES-703-110 Rev 3
Amenity Space Layout – DES-703-111 Rev 3
Enclosures Layout – DES-703-112 Rev 3
Block Plan Layout – DES-703-113 Rev 2
Tracking Layout – DES-703-114 Rev 2
Highways Management Layout – DES-703-115 Rev 2
Visibility Splays Layout – DES-703-116 Rev 2
Refuse Tracking Layout – DES-703-117 Rev 2
Utilities Layout – DES-703-118 Rev 2
Tracking Layout 2 – DES-703-119 Rev 1
Landscape Masterplan - CH038-002M – MW
Carports - DES-703-284 Rev 3
Garages - DES-703-285 Rev 3
Garages - DES-703-286 Rev 3
received on 09/05/2025.

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.

3. Air Source Heat Pumps - Prior to the above-ground construction of the development hereby approved, details for the specification of air source heat pumps including operational noise levels and the proposed location of the pumps shall be first submitted to and approved in writing by the Local Planning Authority. The submitted details shall include output yields. Air source heat pumps shall be installed in accordance with the approved details prior to the first occupation of a dwelling which they are intended to serve.

Reason: To ensure development contributes to sustainable development and to safeguard amenity and living conditions of future occupiers. Relevant policy: NPPF Sections 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change) and 15 (Conserving and Enhancing the Natural Environment), WBC Climate Emergency Action Plan, Core Strategy Policies CP1 and CP3, Managing Development Delivery Local Plan Policies CC05 and CC06, Sustainable Design and Construction Supplementary Planning Document, and WBC Climate Change Interim Policy Position Statement.

4. Access Security - The apartment blocks hereby permitted shall not be occupied until details for the access security have been submitted to and approved in writing by the Local Planning Authority. The access security shall be provided in accordance with the approved details and thereafter permanently retained.

Reason: To safeguard amenity and living conditions of future occupiers. Relevant policy: Core Strategy Policies CP1 and CP3.

5. Accessibility - No development hereby permitted shall be occupied until a scheme indicating the provision is to be made for accessibility standards to meet M4(2) of the Building Regulations for 10-20 percent of the dwellings has been submitted to and approved in writing by the local planning authority. The Scheme so approved shall be implemented before the development hereby permitted is brought into use and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: Core Strategy policy CP2 and Managing Development Delivery Local Plan Policy TB05.

6. Protection of trees - Prior to the commencement of development, an updated Arboricultural Impact Assessment (AIA) to include the additional footway and widening of the existing Bridge Farm Lane track shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Details of Bollards - Details of the bollards to be delivered on the northern and southern accesses shall be provided as part of the hard landscaping details pursuant to condition 16 of the Outline Permission Ref. 212720. The details shall include location, design, materials, and method of installation. The bollards shall be installed in accordance with the approved details prior to first occupation of the development and shall be retained and maintained in the approved form thereafter, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of highway safety and amenity. Relevant Policy: Core Strategy Policies CP3 & CP6.

8. Details of Toucan Crossing - No development (excluding site clearance and demolition) shall commence until full details of the proposed toucan pedestrian crossing on the A4 New Bath Road, including its design, precise location, signal equipment, road markings, footpath improvements including tactile paving, signage, lighting, and any associated highway works, have been submitted to and approved in writing by the Local Planning Authority, in consultation with the Local Highway Authority.

The approved crossing shall be fully implemented, completed, and made operational in accordance with the approved details, prior to the first occupation of the development and the crossing shall thereafter be retained and maintained in full working order unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure safe and convenient pedestrian and cyclist access to and from the site, to promote sustainable travel choices. Relevant Policy: Core Strategy policies CP1, CP3, and CP6 and Managing Development Delivery Local Plan Policy CC03.

9. Car Parking to be Provided - No part of any buildings hereby approved shall be occupied until the vehicle parking spaces serving that building have been provided in accordance with the approved plans. The vehicle parking spaces shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy Policies CP3 & CP6 and Managing Development Delivery Local Plan Policy CC07.

10. Details of Cycle Parking - Notwithstanding details shown on the approved plans, no dwelling shall be occupied until details of secure and covered cycle parking for that unit (location, plans and elevations) have been submitted to and approved in

writing by the Local Planning Authority. The bicycle parking shall be provided in accordance with the approved details and thereafter permanently retained.

Reason: 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 (Feb 2014).

11. Noise Impact Mitigation to be provided - The development hereby permitted shall be carried out in accordance with the mitigation measures set out in the Technical Note, SMA Consulting Engineers, SMA Ref. 7236, November 2024. The mitigation measures shall be retained for the lifetime of development.

Reason: To safeguard amenity and living conditions of future occupiers. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy Policies CP1 and CP3; and Managing Development Delivery Local Plan Policy CC06.

Informatives

1. The development hereby permitted is liable to pay the Community Infrastructure Levy. As an affordable housing development a claim for relief can be made. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. 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. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>

2. The development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken.

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

4. The Head of Highways 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. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

6. 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.

7. 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.

8. 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 Councils Street Works Team, (telephone 01189 746302). This must take place at least three months 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.

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. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

10. The council advises that the developer produces a strategy to install superfast broadband infrastructure for future occupants of the site. The strategy should ensure that upon occupation of a dwelling the new home owner has access to a superfast broadband service through a site-wide network. It is also advised that the developer keeps occupants fully informed of any delays to superfast broadband connection in before they purchase/occupy their new homes.

11. Due to the close proximity of the proposed works to Network Rail

land and the operational railway, Network Rail requests the applicant / developer engages Network Rail Asset Protection and Optimisation (ASPRO) team via AssetProtectionWessex@networkrail.co.uk prior to works commencing. This will allow our ASPRO team to review the details of the proposal to ensure that the works can be completed without any risk to the operational railway.

12. The applicant/developer may be required to enter into an Asset Protection Agreement to get the required resource and expertise on-board to enable approval of detailed works. More information can also be obtained from the Network Rail website -

<https://www.networkrail.co.uk/running-the-railway/looking-after-the-railway/asset-protection-and-optimisation/>

13. The applicant is encouraged to provide gates with a key-operated lock, operable from both sides, where rear garden access footpaths are shared between two or more properties.

14. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- addressing concerns relating to highway design and the site layout; - addressing comments relating to the design detail of the dwellings; The decision to grant reserved matters in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

15. The applicant is advised that the position of the drainage outfall is adjusted to discharge at an angle more parallel and in keeping with the direction of flow; this will protect the aquatic and marginal environment, and support the longevity of the structure. Such details should be submitted pursuant to condition 26 of the Outline Planning Permission 212720.

16. The applicant is advised that those details submitted with this Reserved Matters application pursuant to conditions 15, 18, 23, 33, 34, 40, 41, 51 and 53 of the Outline Planning Permission 212720 are acceptable.

Recommendation and conditions/reasons agreed: **Connor Corrigan**

Date: **19.06.25**

REMEMBER - The earliest date for a decision on this application is: **3 April 2025**