

PHASING PLAN – 38 NEW ROAD

1. Introduction

This Phasing Plan accompanies the planning application, Planning Portal reference PP-15189179 for:

"Erection of a two-storey dwelling, incorporating and retaining the existing front elevation, together with a replacement detached garage and associated access, parking and landscaping, as a phased development."

The application is proposed to be implemented in two separate phases.

The purpose of this document is to clearly define the extent of development comprised within each phase and the point at which Phase 1 ends and Phase 2 begins.

The phasing should be read alongside the submitted planning drawings and Planning Statement.

2. Phase 1 – Groundworks and Substructure

Phase 1 will comprise the groundworks and below-ground/substructure operations necessary to prepare the site for the subsequent construction of the dwelling.

Phase 1 will include:

- excavation and preparation of the relevant foundation areas;
- construction of foundations;
- construction of the below-ground/substructure elements of the proposed dwelling;
- ground-floor slab and associated below-ground construction, where required as part of the substructure;
- below-ground drainage, service infrastructure and associated trenches where necessary to facilitate the development; and
- other ancillary groundworks directly necessary to complete the substructure.

Throughout Phase 1, the existing front elevation will remain in situ and will continue to be retained and appropriately supported/protected in accordance with the submitted proposals.

For clarity, Phase 1 will not include the above-ground works to the replacement garage. The existing detached garage will remain in situ.

Completion of Phase 1

Phase 1 will be regarded as complete once the groundworks, foundations and substructure works described above have been completed and the site is physically capable of progressing to construction of the above-ground development.

3. Phase 2 – Superstructure and Completion

Phase 2 will commence only following completion of Phase 1.

Phase 2 will comprise the remaining development required to construct and complete the proposed dwelling and associated development.

Phase 2 will include:

- construction of the new above-ground superstructure of the dwelling;
- incorporation of the retained existing front elevation into the completed dwelling;
- erection of external and internal walls above the Phase 1 substructure;
- construction of the upper floor and roof;
- installation of windows, doors and external finishes;
- internal construction and fit-out of the dwelling;
- demolition of the existing detached garage and erection of the proposed replacement garage;
- completion of the permanent access, parking and associated external works;
- landscaping, boundary treatments and other associated works; and
- all remaining works necessary to complete the development in accordance with the planning permission.

4. Relationship Between the Two Phases

The phases are deliberately defined so that there be a clear physical and procedural stopping point following completion of Phase 1 and before commencement of Phase 2.

No operation comprised within Phase 2 will take place until Phase 1 has been completed and the Applicant is in a position to commence the second phase.

5. Community Infrastructure Levy

The Applicant's intended CIL position is that Phase 1 and Phase 2 are treated as separate phases of development for the purposes of the Community Infrastructure Levy Regulations 2010 (as amended).

Accordingly, commencement and completion of the Phase 1 groundworks and substructure is intended to occur independently of commencement of Phase 2.

Phase 2 is the phase within which the proposed residential superstructure is to be delivered and in respect of which the Applicant intends to secure the applicable self-build CIL exemption before that phase commences.

There will therefore, if necessary, be a formal hold point between the two phases. Phase 2 will not commence until the applicable CIL procedures, including the self-build exemption and relevant commencement requirements, have been satisfactorily completed.

The precise CIL treatment of each phase will ultimately be subject to Wokingham Borough Council's formal assessment and CIL Notice/s.