

RESERVED MATTERS APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 14 September 2025

Application Number: 241861

Location: Land At Church Lane and Hyde End Road, Spencers Wood and Three Mile Cross, Reading, RG7 1HB

Proposal: Application for the approval of Reserved Matters pursuant to outline planning consent O/2013/0346 (130162) for the erection of the primary school building sub-phase of the development. Details of Layout, Appearance, Landscaping and Scale to be determined.

Recommendation: Approve subject to Conditions

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Outline Permission

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2013/0346, dated 22 July 2014, 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 conditions imposed on the original permission remain in force other than as expressly hereby varied.

3. Approved Details

This permission is in respect of the submitted application plans and drawings listed below received by the local planning authority on the date below. 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.

Plan/Report Ref and Revision	Date Received
SWP_RSS_00_GF_DR_A_1201 Rev D08	03/12/2024
SWP_RSS_00_ZZ_DR_A_1301 Rev D02	19/07/2024
SWP_RSS_00_ZZ_DR_A_1401 Rev D02	19/07/2024
SWP_RSS_00_RF_DR_A_1202 Rev D06	03/12/2024
SWP_RSS_00_RF_DR_A_1212 Rev D01	19/07/2024
SWP_RSS_00_01_DR_A_1211 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1210 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1220 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1203 Rev D02	03/12/2024
SWP_RSS_00_GF_DR_A_1205 Rev D01	25/02/2024
Primary Ecological Appraisal	19/07/2024
Operational Waste Management Plan	19/07/2024
Noise Impact Assessment	19/07/2024
Sustainability Strategy Report	19/07/2024
Hedgerow Mitigation Strategy	19/07/2024
Landscape Approach	19/07/2024
External Lighting Strategy	19/07/2024
AIA, AMS, Tree Constraints Plan and Tree Protection Plan	19/07/2024
Energy Strategy Report	19/07/2024
Transportation Technical Note	03/12/2024
Drainage and SUDs Strategy 3 rd Revision	03/12/2024

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.

4. Materials

Before above ground construction of the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

5. Environmental Health

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 [or 10dB[A] if there is a particular tonal quality] 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: NPPF Section 15 (Conserving and

Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Highways

Notwithstanding the details shown on the approved plans, no development shall commence until details of the parking spaces (including electric vehicle charging spaces) have been submitted to and approved in writing by the Local Planning Authority. The school shall not be occupied until the parking spaces so approved have been provided in full accordance with the approved details. The parking spaces shall thereafter be retained in accordance with the approved details and shall remain available for the parking and charging 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.

7. Pedestrian Improvements

Prior to commencement of development, details of pedestrian improvements on Fullbrook Avenue to include dropped kerbs, tactile paving and removal of traffic sign shall be submitted to and approved in writing by the local planning authority. The pedestrian improvements shall be implemented in accordance with such details as approved before occupation of the development hereby permitted.

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

8. Delivery and Servicing Plan

Prior to occupation, a Delivery and Servicing Plan shall be submitted to and approved in writing by LPA.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. Access and Security Strategy

Prior to occupation, an Access and Security Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The Access and Security Strategy shall include details of proposed security measures and access control for the development. The development shall be carried out in accordance with the approved details prior to occupation and shall be retained and maintained as such thereafter.

Reason: In the interests of site security in relation to the proposed site use. Relevant policy: Core Strategy Policies CP1 & CP3.

10. Sustainability

Prior to the commencement of development, a scheme for achieving 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) shall be submitted to and approved in writing by the local planning authority. 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 reserved matters application. The approved scheme shall be implemented before the development is first occupied 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, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

11. BREEAM

BREEAM Very Good:

- a. Prior to works proceeding beyond the slab level, appropriate documentation prepared by a qualified assessor for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.
- b. Within three months of first occupation of the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post-Development Certificate shall be prepared by an accredited assessor and shall demonstrate compliance with BREEAM rating of 'Very Good' as a minimum. If alternative certification is sought, confirmation that it has been secured at the level agreed with the Local Planning Authority must be provided within a timeframe as agreed in writing by the Authority.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05.

12. Construction Phase Emergency Plan

No works shall commence on site until a Construction Phase Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include at a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained in accordance with the approved details for the duration of the construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

13. End User Emergency Plan

No works shall commence on site until an End User Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The End User Emergency Plan shall include as a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for construction workers, customers, visitors and staff whilst in sheltering conditions
- Means of evacuation and recovery;

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.

3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads

4. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access

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 Corporate Head of Environment on tel: 0118 974 6302.

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 Council's 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. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Recommendation and conditions/reasons agreed: Approve subject to Conditions



Brian Conlon

Date: 3 September 2025

REMEMBER - The earliest date for a decision on this application is: **19 August 2024**