



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Sean Havis
Barratt David Wilson
Southern Counties
Compton House
The Guildway
Old Portsmouth Road,
Guildford
GU3 1LR

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Application Number: 223435

Applicant Name: Mr Sean Havis, Barratt David Wilson Southern Counties

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Reserved Matters application pursuant to Outline Planning Consent O/2014/2179, as varied by application 181194. The Reserved Matters comprise details of 100no. dwellings, associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Date of Decision: 19 April 2023

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby approves the reserved matters as stated in the application and the accompanying plans submitted to the Council subject to the compliance with the following conditions, the reasons for which are specified hereunder

Conditions and Reasons

1. Outline permission - Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2179 (dated 9th January 2017), as varied by application 181194 (dated 14th November 2018); 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.

2. Approved Details - The development hereby permitted shall be carried out in accordance with the following approved plans:

Location Plan PLN-3-1153
 Site Layout Coloured PLN-3 1101 REV A
 Site Layout PLN-3 1102 REV A
 Storey Heights Plan PLN-3 1103 REV A
 Unit types phase plan PLN-3 1104 REV A
 Tenure Plan PLN-3 1105 REV A
 Parking distribution plan PLN-3-1109 REV A
 Stuart Michael Associates Drainage Maintenance and Management Plan – Ref: 6850.TN01 Dated Jan 2023
 General Arrangement Parcel 7 Sheet 1 – PLN-7-4022 REV A
 General Arrangement Parcel 7 Sheet 2 – PLN- 74023 REV A
 Proposed Levels Sheet 1 - Parcel 7 – PLN – 7 – 4024 REV A
 Proposed Levels Sheet 2 – Parcel 7 – PLN – 7 – 4025 REV A
 Proposed Drainage Parcel 7 Sheet 1 – PLN-7-4033 REV A
 Proposed Drainage Parcel 7 Sheet 2 – PLN – 7 – 4034 REV A
 1 Bedroom flats plans and elevations – PLN-3 2113 REV A
 9B flats plans and elevations – PLN – 3 – 2114 REV B
 SH58 – 59 Plans and Elevations – PLN-3 2115 REV B
 SH52 M4(2) Plans and Elevations – PLN-3 2116 REV B
 SH73 Plans and Elevations – PLN – 3 2117 REV A
 SH54 Plans and Elevations – PLN – 3 2118 REV B
 Garages Plans and Elevations – PLN-3-3700 REV B
 Bin/Cycle Stores Plans and Elevations – PLN-3-3800 REV A
 Street Scenes PLN-3 1150 REV A
 Portmore M4(2) Plans and Elevations PLN-3 2101 REV A
 Foxglove – Wide Plans and Elevations PLN-3 2102 REV A
 Frampton Plans and Elevations PLN-3 2103 REV A
 Frampton Plans and Elevations PLN-3 2104 REV A
 Hazelborough Plans and Elevations PLN-3 2105 REV A
 Pennine Plans and Elevations PLN-3 2106 REV A
 Sudbury Plans and Elevations PLN-3 2107 REV A
 Exeter Plans and Elevations PLN-3 2108 REV A
 Hertford Plans and Elevations PLN-3 2109 REV A
 Wychwood Plans and Elevations PLN-3 2110 REV B
 Culver Plans and Elevations PLN-3 2111 REV A
 Lenwade Plans and Elevations PLN-3 2112 REV A
 1110 – Cycle storage plan

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.

3. External Materials - Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings 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 buildings is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.*

4. Vehicle Parking and Turning - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To ensure adequate on-site parking and turning 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.

5. Electric Vehicle Charging - Prior to the commencement of development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before the occupation of the development hereby permitted, and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

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: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

6. Exceedance Flow Route - Development shall not take place until an exceedance flow routing plan for flows above the 1 in 100+40% climate change event 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 ensure satisfactory drainage of the site and avoid flooding. 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.

7. Landscaping - No phase of the development hereby permitted shall commence until full details of a hard and soft landscaping scheme consistent with the Design Brief or Design Code for this phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:

- a) existing trees, hedgerows and other landscape features to be retained (it is expected that through detail design additional existing trees should be retained where possible);
- b) soft landscaping details including a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate.

- c) new strategic tree planting to compensate for the loss of existing trees to be removed;
- d) details of construction methods in the vicinity of retained trees;
- e) details of pit design for tree planting within streets or areas of hard landscaping;
- f) existing and proposed levels comprising spot heights, gradients and contours, grading, ground modelling, and earth works;
- g) hard landscaping materials;
- h) locations and specifications for street furniture and minor artefacts including signs, seats, bollards, cycle racks, bus shelters, lighting columns; planters, refuse bins, play areas and equipment;
- i) existing and proposed services above and below ground;
- j) boundary treatments and means of enclosure including particulars of height materials, brick bonds and fencing styles; and k) a timetable for works in relation to the development of the site.

Hard and soft landscaping shall be implemented in accordance with the approved scheme.

Any trees, shrubs or grass areas that are planted or retained as part of the development that die, become seriously damaged or destroyed within five years from completion of the relevant phase of development shall be replaced with a specimen of the same species and of a similar size (in which case the five year period shall recommence for that particular plant) at the earliest appropriate planting season. The particulars (including species and location) of the replacement trees, shrubs or grass areas shall be submitted to the Local Planning Authority for written approval prior to planting.

Reason: In the interests of the character of the area.

8. Prior to the commencement of the development, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

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

9. No development shall be put in to use/occupied until a SuDS management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, has been submitted to and approved in writing by the Local Planning Authority. Plan should fully detail the access that is required to reach surface water management component for maintenance purposes. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding.

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 which warrant a different decision being taken.

3. This permission should be read in conjunction with the legal agreements 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 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: (e.g.):

- addressing the evolving planning policy context;
- addressing concerns relating to design.

The decision to grant planning permission 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.

5. 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.

6. 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.

7. 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

8. 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 Work 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.

9. 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 undertakers' connections/supplies to the site are coordinated to take place wherever possible at the same time.

10. 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

11. Licences, consents or permits may be required for work on this site. For further information on environmental permits and other licences please visit [http://www.businesslink.gov.uk/bdotg/action/layer?](http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363)

[r.s=tl&r.lc=en&topicId=1079068363](http://www.businesslink.gov.uk/bdotg/action/layer?r.s=tl&r.lc=en&topicId=1079068363)

12. 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.

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 19 April 2023

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinessearchbeforeUdig \(lsbud.co.uk\)](#) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.