

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



Expiry Date: 7 April 2025

Application Number: 241962

Location: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.

Recommendation: Approve

Conditions and/or Reasons

Outline Application Compliance

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2014/2179 (dated 9 January 2017), as varied by application 181194 (dated 14 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 development is carried out in accordance with the application form and associated details hereby approved.

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Title	Drawing no.	Rev
Site Layout	3243.1-C-1005-PL	B
Site Location Plan	3243.1-A-1000-PL	A

Proposed Elevations	3243.1-C-3005-PL	B
Proposed Ground and First Floor Plans	3243.1-A-3000-PL	B
Proposed Second and Third Floor Plans	3243.1-A-3000-PL	B
Tenure Plan	3243.1-A-1702-PL	C
Refuse Plan	3243.1-A-1701-PL	B
Parking Plan	3243.1-A-1700-PL	B
Schedule of Accommodation	3243.1 dated 2 July 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.

Materials

3. Notwithstanding details shown on the submitted plans, no part of development hereby approved shall commence until samples and details of the materials to be used in the construction of the external surfaces of the approved buildings, including garage doors, balconies, meter boxes and rainwater goods, have been first submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the approved details.

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

Detailed Elevational Treatment

4. Notwithstanding details shown on the approved plans, no part of development hereby approved shall commence until detailed drawings (at scale 1:100 or greater) showing all elevations of the Neighbourhood Centre building and including materials, detailing of the elevations and reveal depths have first been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: in the interests of visual amenity. Relevant policy: Core Strategy policies CP1 and CP3.

Levels

5. No part of development hereby approved shall commence until a plan prepared to a scale of not less than 1:500 showing details of existing and proposed finish ground levels (in relation to a fixed datum point), including highways, finished floor levels, finished roof levels and areas of public open space, has first been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in

accordance with the details so approved, unless otherwise agreed in writing with the Local Planning Authority.

Reason: To enable the LPA to ensure a high quality of development that relates well to surrounding buildings and the landscape in accordance with NPPF, Wokingham Borough Core Strategy Policies CP1, CP3 and CP18 and Managing Development Delivery Local Plan Policies CC03 and the Arborfield Strategic Development Location Supplementary Planning Document (2011).

Hard and Soft Landscaping Scheme

6.
 - (i) No part of development hereby approved shall commence until full details of a hard and soft landscaping scheme substantially consistent with the Neighbourhood Centre Landscape Masterplan CSA/6689/131 Rev B and Neighbourhood Centre Alternative LAP Proposals CSA/6689/SK11 Rev – have first been submitted to and approved in writing by the Local Planning Authority. These details shall include, as appropriate:
 - a. scheme drawings;
 - b. proposed levels, contours, gradients of footways;
 - c. notwithstanding the submitted drainage strategy (Drainage Statement C86557-JNP-92-XX-RP-D-1000 Rev P03), detailed design of SuDS features (including measures to maximise opportunities for tree planting in vicinity of SuDS infrastructure, such as underground storage crates, rain gardens and attenuation basins).
 - d. soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
 - e. 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, decking, headwalls and retaining walls;
 - f. details of the street tree planting pits and specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited (including above underground storage crates) demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
 - g. hard landscaping materials including samples;

- h. minor artefacts and structures (including play equipment, public art, way-finding signage, street furniture, recycling facilities, refuse or other storage units, cycle stands, external services, electric vehicle charging points) including specifications for the product and its installation;
- i. all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
- j. measures required for ecological mitigation, permeability and/or enhancements;
- k. proposed phasing strategy for the implementation of the landscape scheme; and
- l. 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 within a phase defined under paragraph k above or until adoption (whichever is later). 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 submitted Landscape Audit and ii) below.

The hard and soft landscaping scheme shall be implemented in accordance with the details so approved prior to final occupation of that phase.

- (ii) 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 visual amenity and to ensure the delivery of appropriate green infrastructure, including play facilities. Relevant policy: Core Strategy Policies CP1, CP3 and CP7; and Managing Development Delivery Local Plan Policies CC03, CC10, TB08, TB21 and TB23; and Wokingham SuDS Strategy (January 2017).

SuDS Management & Maintenance Plan

7. No part of the development hereby approved shall be brought into use or occupied until a SuDS management and maintenance plan for the lifetime of the development has first been submitted to and approved in writing by the Local Planning Authority. The plan shall include:
- (i) arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime;
 - (ii) full details of access that is required to reach surface water management component for maintenance purposes.

The approved SuDS management and maintenance plan shall be implemented in full in accordance with the details so approved.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change, Core Strategy Policies CP1 and CP3; and Managing Development Delivery Local Plan Policies CC09 and CC10; and Wokingham SuDS Strategy (January 2017).

Parking to be provided

8. No part of the building hereby approved shall be occupied or brought into use until the vehicle parking spaces (residential and shared) 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.

Electric Vehicle Charging

9. No part of development hereby approved shall commence until a plan showing the location and physical appearance of the electric vehicle charging points has first been submitted to and approved by the local planning authority. The charging spaces shall thereafter be retained in accordance with the approved details and shall remain available for the charging of vehicles at all times.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21.

Parking Management Strategy

10. No part of the building hereby approved shall be occupied or brought into use until a Parking Management Strategy for the management of the parking arrangements has first been submitted to and approved in writing by the Local Planning Authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring of said spaces. The approved Parking Management Strategy shall be implemented thereafter in accordance with details so approved.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21.

Delivery Servicing Plan

11. No part of any unit in a non-residential use forming part of development hereby approved shall be brought into use until a Delivery and Servicing Plan has first been submitted to and approved in writing by Local Planning Authority. The approved Delivery and Servicing Plan shall be implemented thereafter in accordance with details so approved.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6 and MDD LP Policy TB20.

PV panels

12. Notwithstanding the provisions the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the development hereby approved shall not proceed beyond the slab level until full details of the proposed solar photovoltaic (PV) panels have been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include:

- a) An accurate predicted generation capacity and resultant energy displacement;
- b) The type, size, number, and technical specifications of the solar panels;
- c) Their precise locations on the building(s), shown on scaled plans and elevations;
- d) Mounting details, including any framework or fixings; and
- e) An assessment of potential glare and visual impact, where relevant.

The development shall be carried out in accordance with the approved details and the solar panels shall be fully installed and operational prior to first occupation of the building. The approved panels shall be retained and maintained in good working order thereafter for the lifetime of the development.

Reason: To ensure development contributes to sustainable development and in the interest of visual amenity. 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; and Managing Development Delivery Local Plan Policy CC05, Sustainable Design and Construction Supplementary Planning Document, WBC Climate Change Interim Policy Position Statement.

Sustainable Design and Construction

13.

- (i) The development hereby approved shall not proceed beyond the slab level until appropriate documentation prepared by a qualified assessor has been first submitted to and approved in writing by the Local Planning Authority demonstrating that that each non-residential unit will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.
- (ii) Within three months of the first occupation of each of the non-residential units hereby approved, a Post-Construction Certificate in respect of that unit 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 that the building achieved compliance with BREEAM (or equivalent) rating of 'Very Good' as a minimum.

Reason: To ensure developments contribute to sustainable development.

Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

Noise Mitigation

14. No part of development hereby approved shall be occupied or brought into use until the noise mitigation measures set out in paragraphs 5.5-5.10 of the Noise Assessment R10773-1 Rev 1 have been fully implemented. A verification report, prepared by a suitably qualified acoustician, confirming that the approved measures have been installed and are effective in achieving the required noise attenuation levels, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall thereafter be retained and maintained in accordance with the approved details.

Reason: To ensure that the development provides an acceptable level of noise protection for future occupants and does not give rise to unacceptable impacts on health and quality of life, in accordance with Policy CP1 and CP3

of the Wokingham Core Strategy, Policy CC06 of the MDD Local Plan, and Paragraphs 130(f) and 185 of the National Planning Policy Framework (NPPF).

Noise Management Plan

15. The non-residential units hereby approved shall not be brought into use until a Noise Management Plan (“NMP”) in respect of that unit has first been submitted to and approved in writing by the Local Planning Authority. The NMP shall include, but not be limited to:

- i) Measures to control and mitigate noise from operational activities, including deliveries, waste collection, and any external plant or equipment.
- ii) Procedures for monitoring and addressing noise complaints.
- iii) Contact details for a responsible person to manage and respond to noise-related issues.

The approved Noise Management Plan shall be implemented in full upon commencement of the permitted use of that unit and adhered to thereafter.

Reason: To protect the amenity of nearby residents and ensure that noise levels from commercial activities do not result in unacceptable adverse impacts, in accordance with Policies CP1 and CP3 of the Wokingham Core Strategy, Policy CC06 of the MDD Local Plan, and Paragraphs 130(f) and 185 of the National Planning Policy Framework (NPPF).

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 relate 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:
 - a full pre-application process was undertaken by the applicant;
 - addressing concerns relating to the development layout;
 - amended plans being submitted by the applicant to overcome concerns.

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 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.
- 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 month 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.

- 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?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.
- 13) Construction Noise. The applicant or the operator is advised to submit to the Council's Environmental Health Team a 'prior consent' application under s.60 of the Control of Pollution Act 1974.

NC

Recommendation and conditions/reasons agreed:

Date: 07/04/2025

REMEMBER - The earliest date for a decision on this application is: **20 March 2025**