

SENT BY EMAIL

Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Our Ref 18270

20 January 2025

Dear Sir/Madam,

Oak Dale, Lower Wokingham Road, Crowthorne, Wokingham, RG45 6BX

Non-Material Amendment to Planning Permission 223256

Planning Portal Reference PP-13702145

I am writing on behalf of Barchester Propco 2019 Limited (the applicant) in support of a non-material amendment application relating to the proposed development of the above site.

By means of background, detailed planning permission was approved on 26 September 2024 for the redevelopment of the site comprising the demolition of the existing house and erection of a care home development with en-suite wet rooms in a single block on three levels (use class C2) with associated communal facilities, access, parking and landscaping (LPA Ref: 223256, Appeal Ref: 23/3336000).

The purpose of this Section 96A application is to seek consent for a non-material change to the wording of conditions 4 (drainage), 6 (ecological enhancement), 7 (landscaping), 8 (archaeology) and 9 (noise impact) so that the timing trigger for the submission and approval of details excludes the demolition phase. This will allow the applicant to make the earliest possible start on site whilst details on these matters are prepared, submitted and approved. In each case, none of the details requested relate directly to the demolition phase.

For conditions 6, 7 and 9 it is requested that the timing trigger be amended so that details are to be submitted and approved prior to any work beyond base course level. This approach is consistent with the wording of condition 12 relating to carbon neutrality.

For conditions 4 and 8 it is requested that the timing trigger be amended to exclude demolition works only.

Condition 5 (Trees) and Condition 10 (Construction Management) are also listed as pre-commencement matters, but it is acknowledged in these cases that the timing trigger should not be amended as the required details are applicable to any proposed demolition works.

The following revision to the wording of these conditions is therefore proposed:

Condition 4

Prior to the commencement of development hereby permitted (**excluding demolition works**), a drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved drainage scheme and the approved drainage system scheme shall be provided on the site prior to the first occupation of the development, hereby permitted. The approved drainage system scheme shall then be retained for the lifetime of the development.

Condition 6

The development hereby permitted shall not progress beyond base course level until ~~Prior to the commencement of development,~~ a plan for the provision of ecological permeability and species enhancements on the site ~~is shall be~~ submitted and approved in writing by the local authority. The plan shall be implemented in accordance with the approved details during the construction phase of the development and the mitigation measures of the approved plans shall be retained thereafter.

Condition 7

The development hereby permitted shall not progress beyond base course level until ~~Prior to the commencement of the development,~~ a detailed scheme of soft and hard landscaping, together with a timetable for its implementation and maintenance, ~~shall be is~~ submitted and approved in writing by the local planning authority. All hard and soft landscaping works shall be carried out and maintained in accordance with the approved scheme in line with the approved timetable.

Condition 8

Prior to the commencement of the development (**excluding demolition works**), a written scheme of archaeological investigation shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved written scheme.

Condition 9

The development hereby permitted shall not progress beyond base course level until ~~Prior to the commencement of the development,~~ a noise impact assessment together with a timetable for its implementation, ~~shall be is~~ submitted to and approved in writing by the local planning authority.

The assessment should be suitable to inform the design of the development hereby permitted and will need to address noise impact in terms of:

- i) Existing noise sources and how they may affect the amenity of the occupiers of the site once construction is complete, this is to take into consideration the character of the site and the nearby roads etc, and the impact on the amenity of nearby noise sensitive receptors as a result of the new development, both internal and external spaces, taking into consideration any mechanical noise arising from the use of the proposed development including, but not limited to, kitchen extractor fans.
- ii) The impact on nearby noise sensitive receptors during the construction phase, to include vehicle movement and plant and machinery being used, as well as construction noise and any mitigation measures.
- iii) Details of good design to protect occupiers of the proposed development from noise from existing noise sources, glazing and ventilation of the proposed properties will need to be designed to meet acceptable internal and external noise levels.

The noise assessment should identify a scheme of recommended works, or such other steps as may be necessary to minimise the effects of noise on nearby receptors and on future occupants of the development.

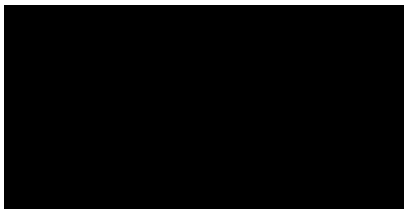
The approved noise scheme resulting from the assessment shall be implemented according to the approved timetable, and approved measures, other than those addressing the construction phase shall be retained thereafter.

As set out in Section 96A of the Town and Country Planning Act, a local planning authority may make such changes through a non-material amendment to any planning permission, and this includes powers to remove or amend existing conditions.

The application is submitted via the Planning Portal and is supported by a fee of £293 (plus £70 admin charge). Copies of the relevant drawings as approved are also enclosed.

We trust that all is in order. However, should you have any queries in respect of this submission please do not hesitate to contact me.

Yours sincerely,



Adrian Kearley
Director