
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Turley
6th Floor North
2 Charlotte Place
Southampton
SO14 0TB

Application Number: 152378

Parish: Wokingham Town

Location: Montague Park (formerly known as Buckhurst Farm),
London Road, Wokingham, Berkshire, RG20 2LY.

Proposal: Reserved matters application pursuant to outline planning permission O/2012/1712 as varied by VAR/2015/0342 for a development of up to 650 dwellings and associated infrastructure. The reserved matters comprise 13 two bedroom flats as an alternative to plots 398 - 405 previously approved under reserved matters RM/2014/0265 (Phase 5). Details of appearance, landscaping, layout and scale to be determined.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2010/1712, dated 18 December 2012 as varied by VAR/2015/0342 dated 2 June 2015 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing No	Title	Received by the LPA
C2481-P001	Location plan	17.08.2015
C2481-P002 Rev M	Site Layout Plan	23.10.2015

C2481-APT G01 Rev. D	Apartment Block G Plans Sheet 1	04.11.2015
C2481-APT G02 Rev. D	Apartment Block G Plans Sheet 2	04.11.2015
C2481-APT G03 Rev. D	Apartment Block G Elevations	04.11.2015
C2481-APT G04 Rev B	Streetscenes	17.08.2015
C2481-P011	Boundary details	17.08.2015
C2481-P500 Rev B	Cycle and Bin Store Details	04.11.2015
B97407_507B	Phase 5 Re-plan Area Planting Proposals	23.10.2015

3. Hard landscaping, including provision of boundary treatments, and soft landscaping shall be carried out in accordance with Drawing NoC2481-P011, Boundary details received by the LPA on 17 August 2015 and Drawing Nos C2481-P002 Rev M, Site Layout Plan B97407_507B and Phase 5 Re-plan Area Planting Proposals received by the Local Planning Authority on 23 October 2015 before occupation of the dwellings hereby approved or in the case of soft landscaping in the first planting and seeding seasons following the occupation of the building(s) unless otherwise agreed in writing by the Local Planning Authority.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: In the interests of visual amenity in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

4. Before the development hereby approved commences a detailed surface water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority based on sustainable drainage principles, an assessment of the hydrological and hydrogeological context of the development and the Outline Surface Water Drainage Strategy in Appendix E of the Hydrock Flood Risk Assessment Final Report Reference R/08150/002/C (May 2010), or an alternative surface water drainage strategy for the whole application site which has been submitted to and approved in writing by the Local Planning Authority before submission of the first reserved matters application. The details shall include a timetable for provision of drainage and shall be implemented in accordance with the approved details and in any case prior to first occupation of the final dwelling.

Reason: to prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Wokingham Borough Core

Strategy CP1 and Planning Policy Statement 25: Development and Flood Risk - Practice Guide (7 December 2009).

5. Before the development hereby approved commences details of measures to reduce water consumption shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in accordance with the approved details before first occupation of any building within the sub-phase and shall be retained thereafter unless their replacement would result in improved water consumption.

Reason: to reduce water consumption accordance with Wokingham Borough Core Strategy Policy CP1, the Sustainable Design and Construction Supplementary Planning Document (2010) and paragraph 14.87 of the Environmental Impact Assessment (July 2010).

6. Before the development hereby approved details of measures to fulfil the strategy for carbon saving approved pursuant to Condition 57 of outline planning permission O/2010/1712 shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be installed and functional before first occupation of the buildings they are intended to serve.

Reason: To ensure a high standard of sustainable development in accordance with Wokingham Borough Core Strategy Policy CP1.

Informatives

1. 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.
2. It is anticipated that the details to comply with Conditions 4 - 6 will be an update of the details already approved pursuant to reserved matters for Phase 5.
3. It is recommend that a bulk bin facility should be provided based on 120 litres per property for residual waste (in multiples of 240 or 360 litre green bins) and 120 litres per property for recycling (in multiples of 240 litre blue bins). The bin store should be signed as to what materials go in what bin as advised by WBC Cleaner & Greener, have signage on the exterior of the store clearly stating which properties the bin store serves, have a lock and only be accessible by those properties entitled to use it and have a facility for running water so that it can be cleansed on a regular basis.
4. You are advised, in compliance with The Town & Country Planning (Development Management Procedure) (England) Order 2010, that the following policies and/or proposals in the development plan are relevant to this decision:

Wokingham Borough Core Strategy policies:

CP1 Sustainable development

CP2	Inclusive communities
CP4	Infrastructure requirements
CP3	General Principles for development
CP5	Housing mix, density and affordability
CP6	Managing travel demand
CP7	Biodiversity
CP8	Thames Basin Heaths Special Protection Area
CP9	Scale and location of development proposals
CP17	Housing delivery – Housing delivery
CP21	South Wokingham Strategic Development Location

Managing Development Delivery Local Plan (Adopted February 2014)

Cross Cutting Policies

CC01	Presumption in Favour of Sustainable Development
CC02	Development Limits
CC03	Green Infrastructure, Trees and Landscaping
CC04	Sustainable Design and Construction
CC05	Renewable energy and decentralised energy networks
CC06	Noise
CC07	Parking
CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
CC09	Development and Flood Risk (from all sources)
CC10	Sustainable Drainage

Residential Uses

TB05	Housing Mix
TB07	Internal Space Standards
TB09	Residential accommodation for vulnerable groups

Landscape and Nature Conservation

TB21	Landscape Character
TB23	Biodiversity and Development

Heritage

TB25	Archaeology
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Housing

SAL04	New open space associated with residential development within and adjoining the Borough
SAL05	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

Supplementary Planning Documents

Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012)

Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
South Wokingham Strategic Development Location Supplementary Planning Document (October 2011)
Infrastructure Delivery and Contributions Supplementary Planning Document (October 2011)
Wokingham Borough Affordable Housing Supplementary Planning Document (July 2013)

National Planning Policy

National Planning Policy Framework (27 March 2012)
Planning Practice Guidance

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 12/11/2015

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Emy Circuit on telephone number: 0118 974 6479 or by email at: emy.circuit@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

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 web-site at:
http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf
Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000.

APPEALS – 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 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

www.planningportal.gov.uk/pcs which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** 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** 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** 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** 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.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 12 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.

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.

BUILDING REGULATIONS - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

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.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled

‘Non – statutory guidance for site waste management plans’

(Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

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 (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice 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.