

**TOWN AND COUNTRY PLANNING ACT 1990
PLANNING AND COMPENSATION ACT 1991
THE TOWN & COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015**

APPLICATION FOR FULL PLANNING PERMISSION

To: Broadway Malyan
Ilex House
High Street
Theale
Reading
RG7 5AN

Application No: 180691
Application type: Full Planning Approval

Applicant: St. Edward Homes Limited

READING BOROUGH COUNCIL as Local Planning Authority **GRANT FULL** planning permission for the following development in accordance with the plans and supporting information submitted in connection with this application.

Proposal: A planning application for a 2 Form Entry Primary School, associated playing space, car parking, pedestrian and cycle routes, services & infrastructure, landscaping and other associated works.

At: Green Park Village Longwater Avenue

Subject to such conditions and for such reasons as may be attached

**OTHER STATUTORY CONSENTS MAY BE REQUIRED
PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE**

Date: 7th December 2018




Head of Planning, Development
& Regulatory Services

Application At: Green Park Village Longwater Avenue

Application No: 180691

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CONDITIONS & REASONS

1. The development hereby permitted shall begin within three years from the date of this planning permission.

Reason: to prevent an accumulation of unimplemented planning permissions, and in accordance with Section 91 of the Town & Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

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

Received 25th April 2018 (unless otherwise stated):

- Site Location Plan - Drawing no: 27310 A-2FE-01-200 Rev P2
- Masterplan - Proposed Block Plan - Drawing no: 27310 A-2FE-01-100 Rev P2
- Proposed Site Layout - Drawing no: 27310 A-2FE-02-100 Rev P3
- Proposed Ground Floor Plan - Drawing no: 27310 A-2FE-03-200 Rev P6
- Proposed First Floor Plan - Drawing no: 27310 A-2FE-03-201 Rev P6
- Proposed Roof Plan - Drawing no: 27310 A-2FE-03-202 Rev P3
- Proposed GA Sections Sheet 1 - Drawing no: 27310 A-2FE-04-200 Rev P4
- Proposed GA Sections Sheet 2 - Drawing no: 27310 A-2FE-04-201 Rev P1
- Proposed GA Elevations - Drawing no: 27310 A-2FE-05-200 Rev P2
- Drainage Schematic - Drawing no: 4160914-SK1200 Rev I2
- Proposed Utilities Layout - Drawing no: 4160914-SK1100 Rev I1
- School car share bays - Drawing no: 4160914-SK05 Rev I4, received 26th June 2018
- Flood Risk Assessment [and associated figures and appendices] Green Park Village School, Ref: HH4160914/KJ/012, Issue 2, prepared by Glanville, dated 29th March 2018

Reason: because permission is granted in respect of the development as detailed in the approved plans only.

3. No development, above ground slab, shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and details of window and doorway reveals have been submitted to and been approved in writing by the local planning authority. The development shall be carried out using only the approved materials.

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Reason: as no details have been submitted and in the interests of the visual appearance of the building and the area in accordance with Policy CS7

4. No building hereby permitted shall be occupied until the vehicle access serving it has been constructed in accordance with the approved drawing.

Reason: In the interests of road safety in accordance with Policy CS20 and Policy DM12.

5. (a) No development, above ground slab, shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how vehicle parking spaces, can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the vehicle parking areas have been be completed as shown on the approved plan.

(c) Thereafter the parking area shall be kept free of obstruction and available for the approved use at all times.

Reason: To ensure that the development is provided with adequate parking facilities to meet the needs of future occupiers and to reduce the likelihood of roadside parking which could be a danger to other road users in accordance with Policy CS24 and Policy DM12.

6. (a) No development, above ground slab, shall take place until a plan has been submitted to and been approved in writing by the Local Planning Authority to show how bicycle and scooter parking facilities can be provided on site.

(b) No building or use hereby permitted shall be occupied or the use commenced until the bicycle and scooter parking facilities for that building or use have been be completed as shown on the approved plan.

(c) Thereafter the bicycle and scooter parking facilities shall be kept free of obstruction and available for the approved use at all times.

Reason: To encourage travel by sustainable alternatives to driving a motorcar in accordance with the Local Planning Authority's approved transport policies CS23 and CS24.

7. A full Travel Plan must be submitted and approved by the Local Planning Authority within 6 months of occupation of the school (within the second term of the first academic year). The Travel Plan shall be produced in line with the framework for the Travel Plan, which was submitted with the approved planning application, and shall include a full analysis of the existing/ proposed modal split for staff and pupils at the school, reasons for the modal choice and detailed proposals for sustainable transport provision with the aim of securing a reduction in car trips generated to and from the school by staff and pupils. The Travel Plan should actively promote car-sharing, investigate public transport incentives for staff and set up a walking bus to the school

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and should include an effective drop-off/collection strategy. The Travel Plan shall be implemented in accordance with the approved plan.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and to encourage modes of travel other than the private car. Policies: CS23

8. No later than one year following the first occupation of the school (and every year thereafter for the duration of the use on the site), an annual review of the approved Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The annual review shall include a detailed survey of the number of movements generated by the school. This shall be compared with the initial survey carried out under the terms of the condition above (the control level) and in the event of any reduction not being secured, the school shall undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to, as a maximum, the control level. This may include such options as a greater provision of subsidised transport or a review of school hours to actively manage the vehicle trips generated by the school.

Reason: in order to minimise danger, obstruction and inconvenience to users of the highway and to encourage modes of travel other than the private car. Policies: CS23

9. No building shall be occupied until a plan showing the bin storage facility has been submitted to and approved in writing by the Local Planning Authority. The bin storage shall be provided in accordance with the approved plan and shall be retained thereafter for use by occupiers of the building at all times.

Reason: in the interests of the visual amenity of the area and to ensure that bins can be easily accessed when required in accordance with Policy CS7.

10. Prior to occupation of the development details of how the allocation of the car parking spaces for staff and visitors shall be submitted to and approved in writing by the local planning authority, unless otherwise agreed in writing by the local planning authority. This shall include details regarding the management of parking spaces for community uses.

Reason: In the interest of the safety and convenience of all highway users in accordance with policies CS20 and DM12.

11. The school shall not be occupied until the roads serving it have been provided in accordance with the approved drawings to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety in accordance with policies CS20 and DM12.

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12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and been approved in writing by the local planning authority to provide for:

- space on site where vehicles of site operatives and visitors can be parked with details of how site operatives and visitors will be required to make use of the parking area provided
- location on site for storage of plant and materials used in constructing the development
- the erection and maintenance (including removal of any graffiti or fly posters) of security hoarding around the site
- any footpath closures or road closures needed during construction
- wheel washing facilities on site
- a scheme for recycling waste resulting from the construction works
- a scheme which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.

The measures within the approved Construction Method Statement shall be maintained and adhered to throughout the course of the development unless changes are agreed in advance and in writing by the local planning authority.

Reason: in the interests of protecting the amenity of local land uses or neighbouring residents, the character of the area and highway safety. In accordance with Policy DM12.

13. Prior to occupation of the development details on the management of delivery and servicing vehicles accessing the development site and the anticipated number of vehicle trips associated with delivery and servicing vehicles for the development shall be submitted to the Local Planning Authority for approval in writing. Thereafter deliveries and servicing will be carried out in accordance with the approved details.

Reason: In the interest of the safety and convenience of all highway users in accordance with policies CS24 and DM12.

14. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays without prior approval from the Local Planning Authority.

Reason: In the interests of the amenities of nearby residents in accordance with Policy DM4.

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15. The specific sound level of the plant/equipment hereby approved, LA_{eqr,Tr} as measured at a point 1 metre external to sensitive facades, shall be at least 10dB below the existing background sound level, LA_{90,T} when all plant/equipment (or any part of it) is in operation. The noise rating level of the plant/equipment hereby approved, LA_{eqr,Tr} (specific sound level plus any adjustment for the characteristic features of the sound) as measured at a point 1 metre external to sensitive facades, shall not exceed the existing background sound level, LA_{90,T} when all plant/equipment (or any part of it) is in operation.

Reason: To safeguard the amenities of the adjoining premises and the area generally, in accordance with policies CS34 and DM4.

16. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.

Reason: In the interests of air quality, the amenity of neighbours, and to promote more sustainable approaches to waste management in accordance with Policies CS34 and CS2.

17. The development permitted by this planning permission shall be carried out in accordance with the Flood Risk Assessment (FRA) Green Park Village School, Prepared for St Edward Homes Limited, Issue 2: 29 March 2018, Ref: HH4160914/KJ/012 and the following mitigation measures detailed within the FRA:

- The finished floor level should be no lower than 4.35 metres above ordnance datum.

Reason: To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy CS35.

18. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted and approved details. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason: To ensure that there is a sustainable solution to managing flood risk in accordance with policies CS1, CS35 and DM1.

19. No development, above ground slab, shall take place until details of the implementation, maintenance and management plan of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented and thereafter managed and maintained in accordance with the approved plan. The plan shall include:

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- i. a timetable for its implementation, and
- ii. a management and annual maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public body or statutory undertaker, or any other arrangements to secure the operation of the sustainable drainage scheme throughout its lifetime.

Reason: To ensure that there is a sustainable solution to managing flood risk in accordance with policies CS1, CS35 and DM1.

20. No development, above ground slab, shall take place until full details of both hard and soft landscaping have been submitted to and been approved in writing by the local planning authority. The submitted details shall include:

- (a) hard surfacing materials; and
- (b) proposed and existing functional services above and below ground (e.g drainage, power, communications cables, pipelines etc. indicating lines, manholes etc); and
- (c) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate.
- (d) Tree pit specifications.
- (e) Biodiversity enhancements, including integral bird nesting and bat roosting opportunities on and around the new buildings.
- (f) Specifications for fencing demonstrating how hedgehogs and other wildlife will be able to continue to travel across the site (e.g. fences slightly raised above ground level).

Reason: in the interest of ensuring that the landscaping of the development enhances the visual local environment and in accordance with Policy CS7

21. The hard and soft landscaping of the development hereby permitted shall be carried out, in accordance with the approved landscaping plans and documents. The hard landscaping shall be completed before occupation of the development. The soft landscaping shall take place no later than during the first planting season following the date when the development hereby permitted is ready for occupation or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

22. All planted materials shall be maintained for five years and any trees or plants removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced with others of similar size and species to those originally required to be planted.

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Reason: in the interests of the character and appearance of the new development and in accordance with Policy CS7

23. A landscaping management plan, including long term objectives, management responsibilities and maintenance schedules for the landscape areas shall be submitted to and approved in writing by the local planning authority prior to the occupation of the development or in accordance with a timetable to be agreed in writing with the local planning authority. The landscape management plan shall be carried out as approved.

Reason: to ensure the long term management and maintenance of landscaped areas on the site in accordance with Policy CS38, Policy CS7 and Policy DM18.

24. Prior to construction of the sports pitches details of the elevations including details of the proposed fencing materials to be submitted to and approved in writing by the Local Planning Authority. Fencing to be implemented as installed and retained thereafter.

Reason: as no details have been submitted and in the interests of the visual appearance and residential amenity in accordance with Policies CS7 and DM4.

25. The school sports pitches (comprising MUGA and all weather pitch) and all other external areas of the school, shall not be used outside the hours of 8:00 to 20:00 Monday to Friday, during school term time, 9:00 to 18:00 on Saturdays and not at all on Sundays or Bank Holidays.

Reason: to protect occupiers of nearby dwellings from unreasonable disturbance in accordance with Policy DM4.

26. The use of the school hall (by the school and community uses), as shown on the approved plan, shall not be used outside the hours of 7:30 to 21:00 Monday to Friday, during school term time, 9:00 to 18:00 on Saturdays, and not at all on Sundays and Bank Holidays.

Reason: to protect occupiers of nearby dwellings from unreasonable disturbance in accordance with Policy DM4.

27. Prior to occupation details of the lighting of the site for that phase to be submitted to and approved in writing by the Local Planning Authority. The lighting shall be implemented in accordance with the approved details and maintained as such thereafter.

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Reason: As no details have been submitted and in the interests of visual appearance of the area in accordance with Policy CS7

28. No floodlighting of the sports pitches within the school site shall be provided at any time.

Reason: To protect the nearby dwellings from nuisance caused by light pollution in accordance with policies CS34 and DM4.

29. (i) The development as built, shall meet a minimum of BREEAM Very Good standard with a minimum score of 62.5 points.

(ii) No part of the development shall be occupied until a post- construction review demonstrating compliance with a minimum BREEAM Very Good score of 62.5 points has been submitted and approved by the LPA.

Reason: To ensure that the development is carried out in accordance with sustainable building standards. RBCS Policy CS1 and SPD Sustainable Design and Construction (2011).

30. No development, above ground slab, shall commence until details of the measures to be incorporated into the development to demonstrate that 'Secured by Design (SBD)' principles will be achieved, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the development creates a safe and accessible environment in accordance with policies CS7 and DM4.

INFORMATIVES

1. Your attention is drawn to the terms and conditions of this permission. Any development which is carried out but which differs materially from the approved plans and details, or does not comply with any condition(s) or planning obligation(s) attached to the permission may result in the Council taking action to remedy the breach of planning control. If you are in any doubt please contact the Council.

2. Your attention is drawn to the requirement for submission of a Building Regulations application for the proposed development. Please contact Building Control on 0118 937 2449 for advice.

3. In accordance with Article 35 (DMPO 2015) some conditions have been highlighted to make clear that they require approval from the local planning authority before any

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development begins. This is because the details need to be designed or works implemented before any other works start on the site or are of a nature that it would be impractical to consider after work has started.

4. Complaints are commonly received about noise and dust caused by construction and demolition works, particularly working outside reasonable hours and smoke from bonfires associated with the burning of waste on site. The developer is reminded that construction and demolition associated with the approved development will be subject to environmental health law.

5. A section 106 Agreement has been completed for this development. A copy of the S106 Legal Agreement is available on the Council's Public Register of Planning

6. The Council introduced the Community Infrastructure Levy (CIL) on 1st April 2015. CIL is a way of securing financial contributions towards infrastructure from new development, and partially replaces the Section 106 planning obligation regime. It is a set charge per sq m of floorspace for different uses, and, unlike Section 106, it is non-negotiable. It applies to developments which result in at least one dwelling; where the space has not been in lawful use for 6 months within the last 3 years or 100 sq m of new floorspace. For this approved development the CIL status is NIL CHARGE.

7. i) The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to damage caused by extraordinary traffic.

ii) Any works affecting the Highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading". The applicant should note that compliance with this document is mandatory and licences to work on the Highway will only be issued if the requirements contained within it are met. A copy can be obtained from the Council's website.

8. EA advice - The Green Park area has been granted planning permission to raise the levels of the land, which we agreed at the time would result in the site effectively being in Flood Zone 1, and not Flood Zone 3 and Flood Zone 2 as currently shown on our Flood Map for Planning. This is as a result of a floodplain compensation scheme which involves extensive ground lowering and raising in the Green Park area, a flood storage area and a bypass channel, which over compensates for any built development proposals and allows for the wider development to go ahead without the need for further floodplain compensation

9. Royal Berkshire Fire and Rescue advice - Recommend fitting sprinklers as a requirement, for both the students and staff, to make economic sense and to protect the school and local community from needless damage.

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10. The local planning authority has worked positively and proactively with the applicant to resolve relevant matters to allow permission to be granted within the prescribed target or agreed extended timescale for the decision to be issued.

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NOTES

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Council to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against the Council's decision on the application you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against the Council's decision on your application, you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

If the above circumstances do not apply, any appeal must be made within the following time limits.

If this is a householder application and you want to appeal against the Council's decision then you must do so within 12 weeks of the date of this notice. If this is an advertisement application and you want to appeal against your local planning authority's decision then you must do so within 8 weeks of the date of this notice. If you want to appeal against your local planning authority's decision for any other type of application (which is not a householder or advertisement application, or an application for a Certificate of Lawfulness) then you must do so within 6 months of the date of this notice.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN, tel. 0303 444 5000, or online at www.planningportal.gov.uk/pcs.

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 he 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 in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Street Naming & Numbering

You must contact Reading Borough Council to:

- Name or number a new development
- Name a new street
- Get addresses for flat conversions
- Name or rename an existing building

Otherwise the following may occur:

- You will not have an official address or postcode. When your property goes through the official process it may be given a different address and Postcode than you are currently using.
- You may have difficulty receiving mail
- You may have problems when buying goods or services such as utilities and telecommunications
- The emergency services may have difficulty locating you.
- You may have problems accessing Council services such as Education, Parking Services and Electoral Registration.

The Council is responsible for assigning house names and numbers and street names. It is also responsible for updating the National Land and Property Gazetteer (NLPG) which is a list of addresses which meet a common standard (BS7666) used throughout the country.

When a new address or change of address is requested, the Council contacts Royal Mail who check the address on behalf of the Emergency Services, assign a postcode and add it to their Postal Address File (PAF). The PAF list is used by many companies and services to check addresses, authenticate transactions and order goods, as well as deliver mail, so it is in your interest for your address to be on that list. Royal Mail will not create an address until requested to do so by the Council.

How to apply:

Email us using streetnamingnumbering@reading.gov.uk

Or telephone us on 0118 9373737

What we need to complete your request:

For new addresses or flat conversions:

- Site layout plan containing plot numbers
- Location plan - No bigger than A3 size (hard copy, PDF, JPEG or AutoCAD) showing the site boundary, including the new development, together with surrounding buildings for reference
- Anticipated completion and occupation dates

For change of address:

- You must be, or have authorisation from, the owner to request a change of address.
- Floor plan of the existing property
- Reason for change

Once created, the Council informs various bodies of your new address including the Emergency Services, Council Tax, Land Registry and utility companies as well as adding it to the National Land and Property Gazetteer.

Please be advised that companies and services using the PAF file only update the addresses monthly, quarterly or even less frequently, therefore it may take a while for your address to be listed in some places. It will, however, appear on the Royal Mail website within a few days once it has been added to the live address file.

Reading Borough Council has no control over the frequency by which other organisations update their address files.