

9th December 2015

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Dear Sir/Madam,

RE: CONSTRUCTION OF A FLOOD WALL OF APPROXIMATELY 72M IN LENGTH ADJACENT TO WHITEKNIGHTS RESERVOIR

On behalf of our client, Reading Borough Council, we write to submit a full planning application for the:

“Construction of a flood wall of approximately 72m in length and associated drainage pipe adjacent to Whiteknights Reservoir”

In addition to the detail provided in this covering letter, including description of the proposed project and compliance with national and local planning policy, the planning application submission package includes a completed application form for full planning permission and the following documents and drawings:

- Flood Risk Assessment FRA
- Ecological Appraisal
- Mockbeggar Tree Survey by Reading BC
- 27560/4001/100 Location Plan 1:2500
- 27560/4001/101 Location Plan 1:1250
- 27560/4001/102 General Arrangement - Clearance 1:500
- 27560/4001/103 General Arrangement Proposed 1:500
- 27560/4001/104 Proposed Elevation
- 27560/4001/105 Proposed Sections
- 27560/4001/106 Materials Details
- 27560/4001/200 Proposed Drainage Details
- Document V3D – 151201 – Visual Representation

We understand that an appropriate fee of £585 will need to be paid and accordingly a cheque is enclosed with this submission.

The submission has also been made by the Planning Portal under reference PP-04644465; however we have also sent a copy of the above documentation via post.

Site Content & Background

Background

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Whiteknights Lake is a 70,000 m³ capacity reservoir located on the eastern side of Reading. There are three 'Statutory Undertakers' that own land forming part of the reservoir; the University of Reading, Reading Borough Council (both in its highway and land owning capacity) and B & M Care.

On 5th October 2011 an inspection commissioned by the University of Reading under Section 10 of the Reservoirs Act 1975 was undertaken and a report issued in July 2012. The report made five mandatory recommendations regarding the implementation of measures to be taken in the interests of safety under Section 10 (6) of the Act. It was identified that measures to protect the allotment side of the embankment to withstand the Probable Maximum Flood (PMF) discharge without damage were needed. Therefore it is necessary for compulsory work to be undertaken.

Further to the inspection a Flood Study was commissioned and published in February 2015. The report recommended potential options and further flood modelling work was then undertaken – from this the current scheme design emerged for which planning permission is sought.

In line with The Reservoirs Act 1975, Flood and Water Management Act 2010, and the Land Drainage Act 1991 it is necessary for the Borough Council to reduce the risk of reservoir failure and the consequences should it fail.

The Environment Agency has now issued a Non-Compliance Enforcement Notice to the Council (dated 29th September 2015) for not completing the modification works to the downstream slope of the allotment embankment. As set out in the July 2012 report the deadline for completing these works was originally set for 17th July 2015. The Environment Agency has acknowledged the work done to date and the Council's commitment to complying with the enforcement notice and a revised deadline for completing the works has been set as 29th March 2017, therefore in order for the necessary works to commence it is essential that planning permission is gained.

Site Location

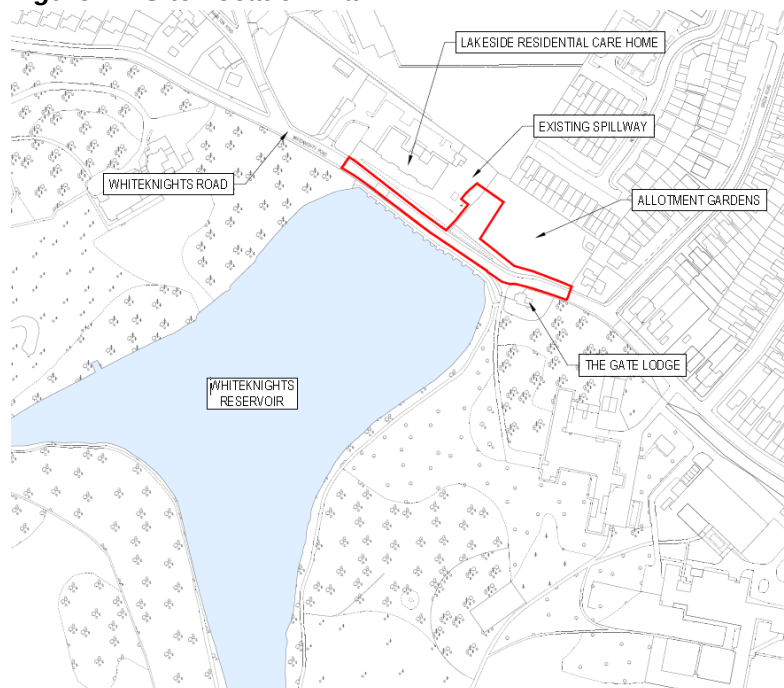
The site is located towards the east edge of Reading Borough and on the boundary of Wokingham Borough.

It is proposed that the flood wall is located on the northern side of Whiteknights Road (please see figure 1: Site Location Plan below). The site is bounded:

- To the south by Whiteknights Road (the dam), with Whiteknights Reservoir situated beyond this (within the boundary of Wokingham District);
- To the immediate north of the proposed wall location are the RBC allotments;
- To the north-west is the Lakeside Residential Care Home; and
- To the north-east is residential accommodation.



Figure 1 – Site Location Plan



Proposed Development

Description of Development

The description of development is as follows:

“Construction of a flood wall of approximately 72m in length and associated drainage pipe adjacent to Whiteknights Reservoir, off Whiteknights Road”

Proposals

To satisfy the recommendation to modify the allotment side of the embankment crest and downstream slope to withstand the probable maximum flood (PMF) without damage the embankment is to be stabilised in the first instance using steel sheet piling. A new flood wall will be installed above and on the same line as the piles so that the probable maximum flood is channelled towards the existing auxiliary spillway by both the new wall and the existing Care Home wall on the west side of the spillway. The level of the top of this new wall has been set by the modelled summer PMF level including wave allowance (59.135m AOD) and the minimum height required for the wall to provide vehicular constraint above the allotments.

- To stabilise the embankment, installing a 59m length of steel sheet piling along the downstream crest running from the east end of the existing spillway towards the allotment entrance.
- A new reinforced concrete wall running for a distance of 71.80m from the east end of the existing spillway to a point some 8m beyond the existing allotment entrance. The wall will follow the line of the steel sheet piles and the base of the wall will be integrated with the top of the sheet piles. For the final 12.8m the wall will comprise a reinforced concrete wall only. The wall will be clad on the road side with red engineering brick work to match the appearance of the Care Home wall. It will have a minimum height of 1m above finished ground level to comply with standards for vehicle restraint as well as integral pedestrian railings finishing at a minimum height of 1.8m above finished ground level. The height of the reinforced concrete wall will step down at the east end where the height of the allotment embankment reduces and the height of the wall is set by the PMF level.



- The existing highway gully drainage is to be replaced with a linear drainage system and will outfall through the proposed sheet piling in line with the existing piped outfall through the embankment, discharging to a new catch pit within the existing toe drain. A new drainage run will connect this catch pit to an existing manhole on the overflow spillway system, in the grounds of the Care Home.
- The top end of the existing toe drain (a drainage ditch) is to be improved by the inclusion of a 150mm diameter semi perforated pipe surrounded with a Type B filter material wrapped in geotextile. This will drain to the new catch pit mentioned above.
- The downstream end of the existing toe drain will also be improved as above, but will drain to the existing outlet beneath the gabions on the boundary with the Care Home, draining to the same manhole in the grounds of the Care Home that the new drainage run will connect to. A new catch pit will be added just upstream of the outlet to ensure that it remains clear and can be more easily maintained. Note that the existing connection to the Care Home manhole has a nominal backfall.
- The footpath between the new wall and the road kerb line will be regraded to create a positive fall to the road. The footpath will be 2m wide, tapering to 1.5m wide at the far eastern end.
- As the new wall extends beyond the existing allotment pedestrian access, a new pedestrian access will be created 6.5m from the eastern end of the wall.

It should be noted that the proposals have been designed in accordance with Floods and Reservoirs Safety (4th Edition, ICE 2015), Flood Estimation Handbook (FEH), DEFRA Revised Guidance for Panel Engineers on dam hydrology (Reservoir Safety Working Group March 2004), and the requirements of the Qualified Civil Engineer, Mr J Gosden.

The proposals are shown on Planning Application Drawings 27560/4001/100-106 and 200.

Planning Policy Context

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, development control decisions must be made in accordance with the adopted development plan, unless material considerations indicate otherwise. This section sets out the relevant planning policies of the development plan and supplementary planning documents to be considered in the determination of this application.

The current and relevant adopted Development Plan for Reading Borough Council consists of the:

- Reading Borough Council Core Strategy (Adopted January 2008, Amended January 2015)
- Reading Borough Council Sites and Detailed Policies Document (Adopted October 2012, Amended January 2015).

Additional, relevant, planning guidance is set out in the:

- Sustainable Design and Construction Supplementary Planning Document (Adopted July 2011)

At a national level, the National Planning Policy Framework was adopted in March 2012 and is a material consideration in the determination of the application.

Given the proximity of the site to Wokingham Borough boundary, applicable Wokingham Council policies have also been considered. The Wokingham Borough Managing Development Delivery Local Plan (Adopted February 2014) includes Policy TB23: Biodiversity and Development which details the need for ecological permeability of new development in relation to local and national designated sites, this includes the Whiteknights Reservoir. It is not considered that the proposed development will negatively impact on the biodiversity of the designated reservoir; in any case the relevant policy is detailed in full in Appendix A.



National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and outlines how these are expected to be applied to both plan-making and decision-making. The NPPF was introduced in March 2012, where it superseded the vast majority of Planning Policy Statements and guidance into one consolidated document. As a result it is a material consideration in the determination of this development proposal. The policy direction relevant to this application is summarised below.

The key paragraphs from the NPPF relevant to the determination of this application are listed below. A full extract of the relevant policy guidance in the NPPF is set out in Appendix A of this Covering Statement:

- Paragraph 14 Presumption in Favour of Sustainable Development
- Paragraph 17 Core Planning Principles
- Paragraph 56 Requiring Good Design
- Paragraph 103 Meeting the Challenges of Climate Change, Flooding and Coastal Change
- Paragraph 109 Conserving and Enhancing the Natural Environment

Local Planning Policy

Reading Borough Council Core Strategy

The Reading Borough Council Core Strategy was adopted in January 2008 and subsequently altered in January 2015; the document sets out the overall planning strategy and important principles for development in Reading.

The key policies from the Core Strategy relevant to the determination of this application are listed below. A full extract of the relevant policy in the Core Strategy is set out in Appendix A of this Covering Statement:

- Policy CS1: Sustainable Construction and Design
- Policy CS7: Design and the Public Realm
- Policy CS8: Waterspaces
- Policy CS35: Flooding
- Policy CS36: Biodiversity and Geology
- Policy CS38: Trees, Hedges and Woodlands

Reading Borough Council Sites and Detailed Policies Document

The Reading Borough Council Sites and Detailed Policies Document was adopted in October 2012 and subsequently altered in January 2015; the document sets out detailed policies for consideration in the determination of planning application and identified site for development and protection.

The key policies from the Sites and Detailed Policies Document relevant to the determination of this application are listed below. A full extract of the relevant policy is set out in Appendix A of this Covering Statement:

- Policy SD1: Presumption in Favour of Sustainable Development
- Policy DM3: Infrastructure Planning

Proposals Map



The proposals map was adopted in October 2012 and identifies designations from the above policy document in map format.

An extract of the Proposal Maps is shown below and identifies that there are no designations which impact the proposed development site.

Figure 2: Extract of Adopted Proposals Map



Planning Considerations

Principle of Development

As detailed in Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 development will not be permitted by Class A of A.1 if—

'(a) the height of any gate, fence, wall or means of enclosure erected or constructed adjacent to a highway used by vehicular traffic would, after the carrying out of the development, exceed— ... (ii) in any other case, 1 metre above ground level'

As the proposed wall and fencing exceeds one metre in height and is adjacent to a highway it is necessary to apply for planning permission. Additionally due to the trees on the site being subject to TPOs planning permission is needed.

The National Planning Policy Framework (NPPF) at paragraph 14 states a presumption in favour of sustainable development whereby planning permission should be granted for development unless *'any adverse impacts of doing so would significantly and demonstrably outweigh the benefits'*. The benefits of undertaking the necessary risk of failure reduction measures are believed to outweigh any potential negative effects regarding retaining wall design and arboriculture. As such, the principle of development is believed to be acceptable.

The proposals comply with paragraph 17 'Core Planning Principles', of the NPPF which details the acceptability of proposals supporting the transition to a changing climate, taking full account of flood risk and coastal change. The works to be undertaken seek to mitigate against reservoir flood risk, it is compulsory for the stakeholders to take action and construct the flood wall. This is a necessary development which seeks to ensure that the allotment embankment can withstand the probable maximum flood without damage,



therefore, the proposed wall is the result of detailed technical studies which have informed the finalised design. The primary aim of the project is to protect public safety now and in the future.

Accordingly, Policy CS1: Sustainable Design and Construction of the RBC Core Strategy is also applicable, it sets out general principles for development in the Borough and that the best and most sustainable use of resources should occur. It is important to reiterate that the Environment Agency has issued a Non-Compliance Enforcement Notice to the Council for failure to complete the necessary modification works, the deadline for completing the works has now been extended to 29th March 2017. To meet this deadline the works must be permitted and carried out in the immediate future, should the works not be undertaken the principles of sustainable development will not be met.

Design

The NPPF at paragraph 56 states that the Government attaches great weight to the design of the built environment and that good design is indivisible from good planning. This position is echoed by Policy CS7 (Design and the Public Realm of the Core Strategy) which states that *'All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located'*.

The proposed wall design seeks to sensitively blend with the surrounding area, with selected materials being chosen to address the above policy aims.

Figure 2 is a photograph of the adjacent care home wall and fencing. The flood wall seeks to replicate the features of this existing wall. It is considered that the fencing will not detract from the character, appearance and amenity of the area, whilst providing significant benefits in terms of flood risk mitigation.

Figure 2: Image of Existing Care Home Wall to be Matched





Overall, the design is considered to be appropriate for the site and has resulted in a high quality scheme. The proposed development therefore fully accords with the principles of the NPPF and Core Strategy Policy CS7.

Ecology and Biodiversity

Paragraph 109 of the NPPF states that the planning system should contribute to and enhance the natural and local environment by *inter alia*:

- Protecting and enhancing valued landscapes, geological conservation interests and soils;
- Recognising the wider benefits of ecosystem services;
- Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures;

Policy CS36 (Biodiversity and Geology) of the Core Strategy highlights that development should retain, protect and incorporate features of biodiversity (including protected species and their habitats) found within the application site into their schemes.

Accordingly this submission is supported by an Ecological Appraisal prepared by Peter Brett Associates, October 2015. The desk study undertaken to inform this ecological assessment highlighted the presence of a non-statutory Local Wildlife Site (LWS) (Whiteknights Park) as well as a number of records of protected species and species of conservation importance including invertebrates, amphibians, reptiles, birds and bats within the area up to 2 km from the site. An extended Phase 1 habitat survey found the site to be dominated by amenity grassland, introduced shrub, dense scrub and tall ruderal vegetation and allotment gardens, with scattered native trees (subject to Tree Preservation Orders), native species poor hedgerow, standing water and associated marginal vegetation.

Taking the results of the desk study exercise and field survey in combination (particularly with regards to protected and notable species), follow-up survey work was carried out at the site over the summer 2015. This determined that there is no evidence of bats using the tree with bat roosting potential (T18) within the site and also determined that the mammal burrow within the site (thought to be created by a fox) was not in current use. Recommendations have been made in the light of the results of the desk study, extended phase 1 survey and follow-up survey work to minimise ecological impacts and ensure avoidance of contravention of wildlife legislation.

Subject to the applicant taking on the advice contained within the Ecological Appraisal, there is considered to be no overriding legislative reason relating to these sites/protected species which would prevent the proposed works. It is therefore considered that the scheme accords with the principles of the NPPF and Policy CS36 of the Core Strategy.

In addition, Core Strategy Policy CS38 (Trees, Hedges and Woodlands) highlights the need to protect individual trees, hedges and woodlands.

Unfortunately the embankment stabilisation works and erection of the necessary flood wall for public safety and flood management reasons will result in the removal of a number of trees as shown on Plan No: 27560/4001/102, two of which (T17 and T18) are currently protected via Tree Preservation Orders. These trees include:

- T16 - *Ilex aquifolium* (holly)
- T17 – *Carpinus betulus* (hornbeam) (TN14 – PBA Ecological Appraisal)
- T18 – *Quercus robur* (oak) (TN13 – PBA – Ecological Appraisal)

In addition to this the existing hedgerow will also need to be removed.



The trees and hedges do not appear to be ecologically significant, and creation of a similar habitat will be provided following the works. Greater detail is provided in the ecological appraisal.

A tree survey was undertaken by Reading BC on 27th November 2015 and is enclosed with this application.

Flood Risk

The NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, unless development is necessary and can be safely safeguarded from potential risk.

Paragraph 103 of the NPPF requires that when determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere. Further local planning authorities should only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment.

Policy CS35 (Flooding) of the Core Strategy seeks to ensure that development is not permitted in areas being at high risk of flooding, where development would reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.

In support of this submission a Flood Risk Assessment for Safety Works under the Reservoirs Act 1975 has been prepared.

The hydraulic modelling demonstrates that the proposed flood wall along the allotment crest has no impact on the following events as no overtopping occurs onto Whiteknights Road from the reservoir:

- 1 in 100 year ReFH
- 1 in 100 year ReFH plus climate change
- 1 in 150 year ReFH
- 1 in 1000 year FSR

Further there is no material difference to the flows passed downstream as a result of the proposed works. If anything additional storage is provided for the summer probable maximum flood event.

Due to the new wall, increases in water levels are seen on the allotment side of Whiteknights Road particularly in the summer probable maximum flood event with the University Gate Lodge becoming impacted. However, the impacts need to be weighed against the damage and potential loss of life caused by the dam breaching.

If felt necessary the University of Reading could consider individual property flood protection for the Gate Lodge, but this needs to be balanced against the rarity of the PMF event.

The proposals constitute a significant reduction in flood risk because they significantly reduce the chance of the dam failing in a flood event.

Summary

This application seeks to gain planning permission for the erection of a necessary flood wall adjacent to Whiteknights Reservoir to ensure that the allotment embankment can withstand the probable maximum flood without damage.

Despite the removal of trees at the site it is believed that the benefits of the proposed development outweigh its negative effects. Therefore the proposal complies with national and local planning policy and it's presumption in favour of sustainable development.



We trust that the above information and the submitted documents are satisfactory, and we look forward to receiving acknowledgement of our submission. However, please do not hesitate to contact us if you wish to discuss the application.

Yours sincerely

TAYLOR CHERRETT

Senior Planner

For and on behalf of

PETER BRETT ASSOCIATES LLP



Appendix 1 – Relevant Planning Policies

	National Planning Policy Framework NPPF (2012)
14. Presumption in Favour of Sustainable Development	14. At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For plan-making this means that: • local planning authorities should positively seek opportunities to meet the development needs of their area; • Local Plans should meet objectively assessed needs, with sufficient flexibility to adapt to rapid change, unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted. For decision-taking this means: • approving development proposals that accord with the development plan without delay; and • where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: – any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or – specific policies in this Framework indicate development should be restricted.
17. Core Planning Principles	Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning should: • be genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area. Plans should be kept up-to-date, and be based on joint working and co-operation to address larger than local issues. They should provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency; • not simply be about scrutiny, but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives; • proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs. Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. Plans should take account of market signals, such as land prices and housing affordability, and set out a clear strategy for allocating sufficient land which is suitable for development in their area, taking account of the needs of the residential and business communities; • always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it;



	• support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy); • contribute to conserving and enhancing the natural environment and reducing pollution. Allocations of land for development should prefer land of lesser environmental value, where consistent with other policies in this Framework; • encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value; • promote mixed use developments, and encourage multiple benefits from the use of land in urban and rural areas, recognising that some open land can perform many functions (such as for wildlife, recreation, flood risk mitigation, carbon storage, or food production); • conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations; • actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable; and • take account of and support local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs.
56. Requiring Good Design	The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
103. Meeting the Challenges of Climate Change, Flooding and Coastal Change	When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where, informed by a site-specific flood risk assessment following the Sequential Test, and if required the Exception Test, it can be demonstrated that: • within the site, the most vulnerable development is located in areas of lowest flood risk unless there are overriding reasons to prefer a different location; and • development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems.
109. Conserving and Enhancing the Natural Environment	The planning system should contribute to and enhance the natural and local environment by: • protecting and enhancing valued landscapes, geological conservation interests and soils; • recognising the wider benefits of ecosystem services; • minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; • preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and • remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.



RBC Core Strategy (Adopted January 2008, Amended January 2015)	
Policy CS1: Sustainable Construction and Design	Proposals for new development, including the construction of new buildings and the redevelopment and refurbishment of existing building stock, will be acceptable where the design of buildings and site layouts use energy, water, minerals, materials and other natural resources appropriately, efficiently and with care and take account of the effects of climate change. To meet these requirements: - • All new housing is required to meet the most up to date Eco-Homes 'Very Good' as a minimum standard, and all new commercial developments are required to meet the most up to date BREEAM 'Very Good' as a minimum standard; • On larger developments of more than 10 dwellings or 1,000 m2 of floorspace, ensure that 50% of the provision meets the most up to date Eco-Homes and BREEAM 'Excellent' standards; • All new developments maximise the use of energy efficiency and energy conservation measures in their design, layout and orientation to reduce overall energy demand; • All developments of more than 10 dwellings or 1000m2 floorspace incorporate on-site generation of energy from renewable sources and energy efficient design measures (including the use of CHP where appropriate) to off-set at least 20% of predicted carbon dioxide emissions from the estimated energy usage of the completed and occupied development; • All developments reduce mains water use and demonstrate that water conservation measures are incorporated so that predicted per capita consumption does not exceed the appropriate levels set out in the Code for Sustainable Homes or BREEAM Standards • Developments incorporate sustainable urban drainage facilities and techniques as part of the layout of a development as appropriate and as advised by the Environment Agency, including minimising the size of impermeable areas so that peak run-off and annual water run-off is reduced where possible and in any case is no greater than the original conditions of the site. Particular care will be needed in areas of flood risk where different solutions may be required.
Policy CS7: Design and the Public Realm	All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: - • Layout: urban structure and urban grain; • Landscape; • Density and mix; • Scale: height and massing; and • Architectural detail and materials. Will be assessed to ensure that the development proposed makes a positive contribution to the following urban design objectives: - • Character - a place with its own identity and sense of place • Continuity and enclosure • Quality of the public realm • Ease of movement and permeability • Legibility - clear image and easy to understand • Adaptability – capable of adaptation over time • Diversity – meets a wide range of needs. Developments will also be assessed to ensure that they: - • Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public



	realm; • Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion; • Address the needs of all in society and are accessible, usable and easy to understand by them; and • Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping. Applications for major and minor developments should be accompanied by a design and access statement that deal with all the above matters.
Policy CS8: Waterspaces	Reading's waterspaces will be protected, so that they can continue to contribute to local and regional biodiversity and ecology, local character and visual amenity, and the provision of accessible leisure and recreational opportunities. Where development in the vicinity of waterways is acceptable, it will provide: - • Appropriate, attractive uses and buildings that enhance the relationship of buildings, spaces and routes and creates a high quality public realm; • Positive contributions to the distinct character, appearance, landscape and amenity of the waterways; • A strengthened role for waterways as important landscape features, wildlife corridors and recreation opportunities; • Good, level access to the waterways for all those who want to use them; and • Improved quality of waterway environment through protecting habitats and ensuring that habitat creation is balanced with access and urban uses.
Policy CS35: Flooding	Planning permission will not be permitted for development in an area identified as being at high risk of flooding, where development would reduce the capacity of the flood plain to store floodwater, impede the flow of floodwater or in any way increase the risks to life and property arising from flooding.
CS36: Biodiversity and Geology	a) Development should retain, protect and incorporate features of biodiversity or geological interest (including protected species and their habitats) found within the application site into their schemes. On sites with recognised biodiversity or geological value, development will not be permitted where there would be a direct or indirect adverse impact on the site, unless it can be clearly demonstrated that: - - The need for development clearly outweighs the need to protect the value of the site; and - Appropriate compensation, impact minimisation, mitigation and compensation are provided. b) Local Nature Reserves and Wildlife Heritage Sites will be safeguarded and where possible, enhanced. Permission will not be granted for any development that would adversely affect a designated nature reserve or Wildlife Heritage Site. c) Any development that would sever or threaten the integrity of an established wildlife link, as indicated on an adopted proposals map, will not be permitted. Where applicable, developments should be designed to protect, consolidate, extend and enhance the network of wildlife links and corridors in and adjoining the Borough, working with neighbouring authorities where appropriate.
CS38: Trees, Hedges and Woodlands	Individual trees, groups of trees, hedges and woodlands will be protected from damage or removal, and the Borough's vegetation cover will be extended.
	RBC Sites and Detailed Policies Document (Adopted October 2012, Amended January 2015)



SD1: Presumption in Favour of Sustainable Development	A positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan (including, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless other material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then permission will be granted unless material considerations indicate otherwise – taking into account whether: ☐ Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or ☐ Specific policies in that Framework indicate that development should be restricted.
DM3: Infrastructure Planning	Proposals for development will make appropriate provision for the following infrastructure, services, resources and amenities. Such provision will be secured through planning obligations and/or the Community Infrastructure Levy as relevant. In determining appropriate provision or contributions, the highest priority will be given to the following: • Transport infrastructure including major cross boundary or sub-regional infrastructure projects; • Open space, green infrastructure and other measures to improve or enhance biodiversity; • Education including cross boundary facilities; • Economic development services and infrastructure, including employment, skills and training development initiatives and childcare provision. Where relevant a high priority will also be given to the appropriate provision of the following: • Energy infrastructure, including decentralised energy projects; • Health provision; and • Police Service infrastructure. Other measures, as follows, may also be considered, where a specific need is identified and justified: - • Community facilities; • Leisure and cultural infrastructure, including public art, library and archive services; • Reading Central Area infrastructure and amenities, including public realm and street care enhancements; • Environmental improvements outside the Central Area, such as within local centres, including off site street tree and other tree planting; • Measures to tackle poor air quality or for on-going air quality monitoring;



	and Flood mitigation and prevention measures. Developers are required to contribute towards the ongoing local authority costs of monitoring the implementation and payment of planning contributions.
	Wokingham Borough Managing Development Delivery Local Plan (Adopted February 2014)
Policy TB23: Biodiversity and Development	1. Sites of national or international importance are shown and sites of local importance are defined on the Policies Map. 2. Planning permission for development proposals will only be granted where they comply with policy CP7 – Biodiversity of the Core Strategy and also demonstrate how they: a) Provide opportunities, including through design, layout and landscaping to incorporate new biodiversity features or enhance existing b) Provide appropriate buffer zones between development proposals and designated sites as well as habitats and species of principle importance for nature conservation c) Ensure that all existing and new developments are ecologically permeable through the protection of existing and the provision of new continuous wildlife corridors, which shall be integrated and linked to the wider green infrastructure network.