

APPROVAL OF RESERVED MATTERS **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 22 May 2026

Application Number: 260224

Location: Land Located To The East Of Watmore Lane, Winnersh, Berkshire

Proposal: Application for the approval of Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).

Recommendation: Approve

Conditions and/or Reasons

1. Outline Application Compliance - Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 230208 (dated 6 March 2024) and the non-material amendment 250640 (dated 07 April 2025) which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

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

Site Location Plan 7135A-PL-101B

Block Plan 7135A-PL-102-E

Proposed Site Plan 7135A-PL-103-F

Presentation Layout 7135A-PL-104-J

Phasing Plan 7135A-PL-12-K

Affordable Housing Plan 7135A-PL-105-F

Dwelling Size Layout 7135A-PL-106-F

Parking Plan 7135A-PL-108-G

Accessibility Plan 7135A-PL-109-F

Materials and Character Area Plan 7135A-PL-110-F

Open Space Plan 7135A-SK-301 A

Detailed Site Plan – Sheet 1 7135A-PL-113-G

Detailed Site Plan – Sheet 2 7135A-PL-114-F

Detailed Site Plan – Sheet 3 7135A-PL-115-G

Phase 1 Plans and Elevations AH2A Terrace 7135A-PL-132

Phase 1 Plans and Elevations AH2A-AH3A and AH2A-AH4A 7135A-PL-133 Phase

1 Plans and Elevations AH3A Semi 7135A-PL-134

Phase 1 Plans and Elevations AH4A Semi 7135A-PL-135
 Phase 1 Plans and Elevations PH3B semi and PH3C-PH3B 7135A-PL-137 Phase 1
 Plans and Elevations PH3A Semi 7135A-PL-138-B
 Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C 7135A-PL-139 Phase
 1 Plans and Elevations PH3D Semi 7135A-PL-141-B
 Phase 1 Plans and Elevations PH3D-PH3E 7135A-PL-143-A
 Phase 1 Plans and Elevations PH4A 7135A-PL-146
 Phase 1 Plans and Elevations PH4C 7135A-PL-147
 Phase 1 Plans and Elevations PH4D 7135A-PL-148
 Phase 1 Plans and Elevations Garages, Sub Station, Cycle Stores 7135A-PL-150
 Phase 1 Plans and Elevations PH3F 7135A-PL-151
 Phase 1 Street Scenes – Sheet 1 7135A-PL-160-C
 Phase 1 Street Scenes – Sheet 2 7135A-PL-161-C
 Phase 1 Street Scenes – Sheet 3 7135A-PL-162-B
 Phase 1 Plans and Elevations Apartments AF1A-AF1B 7135A-PL-170-G Phase 1
 Plans and Elevations Apartments AF2A-AF2B-AF2C 7135A-PL-171-F Landscape
 Masterplan CSA/7168/126 D
 Soft Landscape Proposals Phase 1 Sheet 1 of 3 CSA/7168/200 B
 Soft Landscape Proposals Phase 1 Sheet 2 of 3 CSA/7168/201 B
 Soft Landscape Proposals Phase 1 Sheet 3 of 3 CSA/7168/202 B
 Hard Landscape Proposals Phase 1 Sheet 1 of 3 CSA/7168/211 B
 Hard Landscape Proposals Phase 1 Sheet 2 of 3 CSA/7168/212 B
 Hard Landscape Proposals Phase 1 Sheet 3 of 3 CSA/7168/213 B
 Play Area Proposals Phase 1 Sheet 1 of 3 7168/117/B
 Play Area Proposals Phase 1 Sheet 2 of 3 7168/118/A
 Arboricultural Method Statement Phase 1 April 2026 1894-KC-PH1- YTREE-
 MethodStatement-RevC
 Tree Protection Plan Phase 1 1894-KC-PH1-YTREE-TPP02RevB
 Veteran Tree Management Plan April 2026 1894-KC-PH1-YTREE-
 VeteranTreeManagementPlanRevA
 Phase 1 Visibility Splays IESIS-DR-C-6750 S3 P2
 Phase 1 Fire Appliance Tracking IESIS-DR-C-6700 S3 P2
 Phase 1 Large Refuse Tracking IESIS-DR-C-6701 S3 P2
 Phase 1 Large Refuse Tracking and Large Car Passing IESIS-DR-C-6702 S3 P2
 Phase 1 Delivery Vehicle Tracking and Large Car Passing IESIS-DR-C- 6703 S3 P1
 Proposed Drainage Layout Sheet 1 IESIS-DR-C-PH1-6001 S3 P2
 Proposed Drainage Layout Sheet 2 IESIS-DR-C-PH1-6002 S3 P2
 Proposed Drainage Layout Sheet 3 IESIS-DR-C-PH1-6003 S3 P2
 Proposed Drainage Layout Sheet 4 IESIS-DR-C-PH1-6004 S3 P2
*Reason: For the avoidance of doubt and to ensure that the development is carried
 out in accordance with the application form and associated details hereby approved.*

3. Prior to above slab level of the development hereby approved, samples and
 details of the materials to be used in the construction of the external surfaces of the
 approved buildings, including garage doors, balconies, meter boxes and rainwater
 goods, shall have first been submitted to and approved in writing by the local
 planning authority. Development shall not be carried out other than in accordance
 with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the above slab of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, trees pits and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

5. Notwithstanding the provisions of Classes B and C of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority.

Reason: To safeguard the amenity of neighbouring dwellings.

6. Notwithstanding the provisions of Class A of Part 2 of the Second Schedule of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no walls, fences gates or other means of enclosure shall be erected within the curtilage of any dwellinghouse forward of any wall of that dwellinghouse which fronts onto a road.

Reason: In the interests of visual amenity, sense of place, to protect the open plan character of the area and to maintain highways and pedestrian and vehicle visibility. Relevant policy: Core Strategy policies CP1 & CP3.

7. Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays as shown on the approved drawings. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

8. No dwelling shall be occupied until secure and covered parking for cycles has been provided for that dwelling in accordance with the approved drawing(s)/details.

The cycle parking/ storage shall be permanently so retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. The dwellings shall not be occupied until the turning spaces for refuse vehicles to serve that property has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety. Relevant policy: Core Strategy policies CP3 & CP6.

10. No part of any dwelling hereby permitted shall be occupied or used until the vehicle parking space for that dwelling has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles and cycles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

12. Prior to above slab level of the development hereby approved, details of on-site infrastructure and specification for the active Electric Vehicle Charging point(s) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

13. Prior to commencement of the development hereby approved, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority.

The roads and footways shall be constructed to base course in accordance with the approved details prior to the occupation of the final dwelling and final wearing course within 12 months of final occupation, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the Applicant.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

4. This permission should be read in conjunction with the legal agreements for the outline planning permission ref 230208 under Section 106 of the Town and Country Planning Act that relate to the site, the contents of which relate to this development.

5. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and

licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

6. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

7. Any incidental works affecting the adjoining highway shall be approved by, and a licence obtained from, the Highways Inspector, Highway Assets, Wokingham Borough Council, Shute End, Wokingham, RG40 1WL, telephone number 0118 9746000, before any development is commenced.

8. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

9. All parties, including the applicant and the Council, are advised to have regard to the potential for the proposed southern access to create a vehicular through route, and the implications this may have for the amenity of existing residents and the surrounding highway network, including Maidensfield. In the event that access arrangements or detailed design are considered further at a later stage, careful consideration should be given to ensuring that vehicle movements are appropriately managed. This may include consideration of proportionate traffic calming or management measures to limit the volume and speed of through traffic.

BJC

Recommendation and conditions/reasons agreed:

Date: 22.05.2026

REMEMBER - The earliest date for a decision on this application is: **19 March 2026**