



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Ms S Mateos
Pozzoni Architecture Ltd
Mocatta House
Trafalgar Place
Brighton
BN1 4DU

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 252185
Applicant Name: C/O Agent
Site Address: Thames Wood House Care Home, School Hill,
Wargrave, Wokingham, RG10 8DY

Proposal: Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variations include alterations to the height and roof forms of the building, details of ventilation locations, additional plant equipment and associated rooftop maintenance pathways (part-retrospective).

Date of Decision: 5 March 2026

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 as stated in 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

Condition 2 now reads:

2. Approved Details

This permission is in respect of the plans and documents numbered/titled:

- 5813-PAL-XX-XX-DR-A-1100- P01 – Location Plan (received 10/08/2022)
- 5813-PAL-XX-XX-DR-A-1150-P01 – Demolition Plan (received 10/08/2022)
- 5813-PAL-XX-ZZ-DR-A-1201-P01 - Proposed Ground Floor (received 10/08/2022)
- 5813-PAL-XX-ZZ-DR-A-1202-P01 – Proposed First and Second Floor Plan (received 10/08/2022)
- 1991-E-900 -P1 – External Lighting Strategy Layout Plan (received 10/08/2022)
- 102A – Landscape Proposals (received 10/08/2022)
- PAL-00-ZZ-DR-A-8000 – Site Plan (received 12/09/2025)
- 5813-PAL-XX-RF-DR-A-2053 – GA Plans – Roof Plan (received 17/12/2025)
- 5813-PAL-XX-RF-DR-A-3000 – Proposed GA Elevations (received 17/12/2025)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Two new conditions are also imposed related to the permitted variations (hereinafter referred to as Conditions 30 and 31):

30. Noise Impact Assessment Compliance

The development hereby approved shall be carried out in strict accordance with the mitigation measures contained in the Noise Impact Assessment for Roof Mounted Building Services Plant Items [Lawrence Baker Limited, 15 December 2025, ref: A0194-REP01] received by the Local Planning Authority on 17th December 2025. The mitigation measures shall be implemented prior to the occupation of the development and appropriately maintained for the lifetime of the development.

Reason: In the interests of protecting residential amenities. Relevant Policies: Core Strategy Policies CP1& CP3 and MDD Local Plan Policy CC06.

31. Acoustic Fencing Details

Notwithstanding the details submitted, specifications for the acoustic fencing to be placed on the building's roof form shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development. Details shall include:

- Specifications for the type of acoustic fencing proposed to be used, including materials and noise suppression abilities.
- Elevational plans indicating the locations of the fencing.

The details thereby approved shall be implemented prior to the occupation of the development and appropriately maintained for the lifetime of the development.

Reason: In the interests of protecting residential amenities. Relevant Policies: Core Strategy Policies CP1& CP3 and MDD Local Plan Policy CC06.

All other conditions of planning permission 222456 apply to this planning permission, viz:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of the original permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

3. Bat licence

Prior to the demolition of the building hereby permitted, a licence for development works affecting bats shall be obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy submitted to the local planning authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: The building may host a bat roost which may be affected by the proposal. This condition will ensure that bats, a material consideration, are not adversely impacted upon by the proposed development, and that the Council demonstrates that the council has fulfilled its duties under the Conservation (Natural Habitats &c.) Regulations 2017.

4. Landscaping

Prior to the commencement of the development hereby permitted, full and final 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 furniture, refuse or other storage units, signs, lighting, external services etc. The plans should include a review of the siting and access to the pergola, provision for circuitous route around the perimeter of the building and a 'safe' water feature/fountain.

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, 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: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Landscape management

Prior to the commencement of the above ground works associated with the development hereby permitted, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Tree protection

No development or other operation including demolition shall commence on site until a Demolition Tree Protection Plan, Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). Details shall include safe and acceptable levels of pruning to trees along the southern boundary to accommodate demolition of the existing building and opportunities to improve the rooting area and drainage of the car park by placing permeable paving in these areas over cellweb (or similar cellular confinement system).

No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Electric vehicle charging

Prior to the commencement of the development hereby permitted, an Electric Vehicle Charging Strategy shall be submitted to and approved in writing by, the local planning

authority. This strategy shall include details relating to onsite electric vehicle charging infrastructure in accordance Building Control Approved Document S, and details of installation of charging points and future proofing of the site. The development shall be implemented in accordance with the agreed strategy thereafter.

Reason: To ensure that secure electric vehicle charging facilities are provided to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Demolition and Construction Environmental Management Plan

Prior to the commencement of the development hereby permitted (including demolition, ground works and vegetation clearance), a final Construction Method Statement and Construction Environmental Management Plan shall be submitted to, and approved in writing by, the local planning authority.

The Statement and Plan shall include provision for all site operatives, visitors and construction vehicles loading, off-loading, parking, and turning within the site during the construction period and confirmation of measures to accord with Condition 24 of this permission. Additionally, the biodiversity and wildlife measures shall include the following:

- a) Risk assessment of potentially damaging construction activities
- b) Identification of 'biodiversity protection zones'
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features
- e) The times during construction when specialist ecologists need to be present on site to oversee works
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person
- h) Use of protective fences, exclusion barriers and warning signs
- i) The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority

The provision and the approved Statement and Plan shall be maintained as so approved until completion of the development or otherwise as provided for in the approved details.

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience and neighbour amenities and to protect wildlife and biodiversity. Relevant

policy: National Planning Policy Framework Policy 2021, Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan Policy TB23.

9. Infiltration

Prior to the commencement of the development hereby permitted, soakaway infiltration rates in accordance with BRE 365 tests or such other guidance shall be submitted to and approved in writing by the local planning authority. The ground through which infiltration is designed to occur should be unsaturated to a depth of at least 1m below the base of infiltration unit. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure that the site can be adequately drained. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.

10. Contamination risk assessment

Prior to the commencement of the development hereby permitted, a contamination risk assessment is required where soakaways are the preferred means of discharging surface water. No soakaways shall be constructed in contaminated ground. Where pollution risks are identified, intercepted water should be prevented from infiltrating prior to sufficient treatment.

Reason: To prevent pollution of groundwater. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.

11. Drainage maintenance

Prior to the commencement of the development hereby permitted, a SuDS management and maintenance plan for the lifetime of the development shall be submitted to and approved in writing by the local planning authority. The plan shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime, the access that is required to reach surface water management component for maintenance purposes, a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, the materials to be used and standard of work required including method statement. The approved SUDS maintenance plan shall be implemented in full in accordance with the agreed terms and conditions.

Reason: To ensure the continued operation and maintenance of drainage features serving the site and avoid flooding. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.

12. Exceedance Flow

Prior to the commencement of the development hereby permitted, an exceedance flow routing plan for flows above the 1 in 100+40% climate change event shall be submitted to and approved in writing by the local planning authority. The proposed scheme shall identify exceedance flow routes through the development based on proposed

topography with flows being directed to highways and areas of public open space. Flow routes through gardens and other areas in private ownership will not be permitted. The scheme shall subsequently be completed in accordance with the approved details before the development is first brought into use/occupied.

Reason: To ensure satisfactory drainage of the site and avoid flooding. Relevant policy: Section 14 of National Planning Policy Framework 2021, Policies CP1 and CP3 of the Core Strategy 2010 and Policy CC10 of the Managing Development Delivery Local Plan 2014.

13. Ventilation

Prior to the occupation of the development hereby permitted, details of the fume extraction, mechanical ventilation and filtration equipment for the building shall be submitted to and approved in writing by the local planning authority. The equipment shall thereafter be retained, operated, and maintained in its approved form and in accordance with the manufacturer's recommendations for so long as the use hereby permitted remains on site.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: Core Strategy policies CP1 and CP3.

14. Cycle parking

Prior to the occupation of the development hereby permitted, final details of secure and covered bicycle storage for staff and parking facilities for visitors shall be submitted to and approved in writing by the local planning authority. The cycle storage and parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To ensure that secure weather-proof bicycle parking facilities are provided 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.

15. Parking management strategy

Prior to the first occupation of the development hereby permitted, a Parking Management Strategy for the management of the on-site parking shall be submitted to and approved in writing by the local planning authority. The management of the parking within the site shall be in accordance with the approved details thereafter.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Core Strategy Policies CP1, CP6 and CP21.

16. Delivery servicing plan

Prior to the occupation of the development hereby permitted, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

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

17. Travel Plan

Prior to the occupation of the development hereby permitted, a final Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained, and reviewed as so approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 and Core Strategy policy CP6.

18. Bin store

Prior to the occupation of the development hereby permitted, final details of the bin storage area shall be submitted to and approved in writing by the local planning authority. The bin storage area shall be permanently so retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

19. Car and motorcycle parking

Prior to the occupation of the development hereby permitted, parking spaces (including motorcycle parking and delivery/ambulance bay) shall be provided in accordance with the approved plans. The parking shall be permanently maintained and remain available for the parking of vehicles and motorcycles 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.

20. Unexpected contamination

If contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a remediation method statement shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 and Core Strategy policies CP1 & CP3.

21. External materials

The materials to be used in the construction of the external surfaces of the building hereby permitted shall be in accordance with those stated on the approved drawings unless other minor variations are agreed in writing after the date of this permission and before implementation with the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

22. Permeable surfacing

The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct water run-off from the hard surface to a permeable or porous area within the curtilage of the development. The surfacing shall be installed prior to occupation of the development and the hard surfacing shall thereafter be so maintained.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 and Managing Development Delivery Local Plan policies CC09 and CC10.

23. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

24. Hours of construction deliveries

No vehicle movements associated with the movement of demolished materials or deliveries associated with the construction of the development hereby permitted are to occur to or from the site between the hours of 8am and 9am and 2:45pm and 4pm on weekdays during school term.

Reason: To avoid congestion and traffic conflict on local roads. Relevant policy: Core Strategy policies CP3 and CP6.

25. Retention of trees and shrubs

No retained tree shall be cut down, uprooted, or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted, or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

26. Compliance with Energy Statement

The development hereby permitted shall be implemented in accordance with the Energy Strategy Report prepared by Harniss Consulting, Rev A, dated 7 July 2022 before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

27. Compliance with biodiversity and ecological measures

The development hereby permitted shall be undertaken in accordance with the biodiversity measures outlined in the following:

a) Sections 5 and 6 of the Preliminary Ecological Appraisal (ref:

CE-TM-1927-RP01- FINAL), prepared by Crestwood Environmental Ltd, dated 23 December 2021

b) Section 6 of the Reptile Presence/ Likely Absence Survey (Crestwood Environmental Ltd, dated March 2022)

c) Sections 3-6 of the Landscape and Environmental Management Plan (Crestwood Environmental Ltd, dated 3 August 2022)

d) Faunal Enhancement Plan numbered CE-TM-1927-DW01, prepared by Crestwood Environmental Ltd, dated 28 July 2022

The measures are to be implemented prior to occupation of the development and where applicable, remain in place for the lifetime of the development.

Reason: To incorporate biodiversity in and around developments. Relevant policies: Paragraphs 170 and 175 of the NPPF, Policy CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan and Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance).

28. Obscure glazing

The north facing balustrades to the two first floor terraces on the northern elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so retained to a minimum height of 1.7m above floor level of the terrace.

The two north facing windows to the dining room at the rear of the first floor shall be obscure glazed and non-opening unless the parts of the window which can be opened

are more than 1.7 metres above the finished floor level of the room in which the window is installed. Alternative privacy measures can be implemented but only in accordance with details as submitted to and approved in writing by the local planning authority prior to the occupation of the development hereby permitted.

The obscure glazing shall be permanently so retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

29. Gates

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), no gates or barriers shall be erected on the shared vehicular access hereby permitted.

Reason: To assist in the integration of the development into character and community of the area and in the interest of highway safety. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Borough Design Guide SPD.

Informatives

1. Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 12th June 2023, the obligations in which relate to this development.

2. Community Infrastructure Levy

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 - Community Infrastructure Levy advice - Wokingham Borough Council. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

3. Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is

deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk.

4. Pre commencement conditions

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.

5. Demolition notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

6. Changes from the approved drawings

The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

7. Advertisement consent

This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

8. Protected species

This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England about any protected species that may be found on the site.

Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

9. Mud on the road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

10. Travel Plan

The requisite Travel plan would need to comply with the latest national and local guidance:

- 1) NPPF Section 9 (Sustainable Transport)
- 2) The Essential Guide to Travel Planning (DfT, March 2008)
- 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- 4) A Guide on Travel Plans for Developers (DfT)
- 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/>
<https://www.gov.uk/government/policies/improving-local-transport>

11. Discussion

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 in terms of:

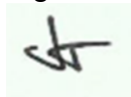
- amended plans and documentation being submitted by the applicant to overcome concerns relating to neighbour amenity;

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

12. Landscaping recommendations

The developer is advised to develop a landscaping scheme that seeks to engage all of the senses of the care home residents would be sufficient. The plant list should include more showy herbaceous garden plants, thornless roses, more gardenesque plants, at least Honeysuckle to the native hedge plant list and more flowering, fruiting plants such as Crab apples and Prunus cisterna. The garden should ideally be well managed by a gardener rather than contract gardeners.

Signed



Justin Turvey
Head of Development Management - Place & Growth
Date: 5 March 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

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 which 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.

Appeals to the Secretary of State: 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). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above 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 from the decision date above 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 from the decision date above 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 from the decision date above 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.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

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](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 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. Failure to contact the street

naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

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.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LineSearchbeforeUdig \(Isbud.co.uk\)](http://Home-LineSearchbeforeUdig(Isbud.co.uk)) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

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.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the

biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).