

Date: 28 March 2025
Application: 250483



**WOKINGHAM
BOROUGH COUNCIL**

Mr Connor Fletcher
Blue Fox Planning Ltd
Bowman House Business Centre
Bowman House
Whitehill Lane, Royal Wootton
SN4 7DB

Development Management &
Compliance
P.O. Box 157
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Dear Mr Connor Fletcher,

PRIOR NOTIFICATION RESPONSE

Application Number: 250483

Site Address: Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY

Proposal: Prior approval submission for the proposed erection of 1 no. building for forestry purposes.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

1. The development must be carried out within a period of 5 years from the date on which approval is given.

Reason: In accordance with Schedule 2, Part 6, Class E of the General Permitted Development Order.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered (291/1.) and the Supporting Statement, received by the local planning authority on 28/02/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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.

Informatics

1. The proposed erection of 1 no. building for forestry purposes constitutes development and thus requires planning permission. Prior approval is available

under Article 3 in Schedule 2, Part 6, Class E of the Town and Country Planning (General Permitted Development) Order 2015 and is required and granted for the siting, design and external appearance of the proposed building.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](#) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

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.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

M Head

Marcia Head
Head of Development Management - Place & Growth