

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 March 2026

Application Number: 251488

Location: Dairy Cottage, Heathlands Road, Wokingham, RG40 3AN

Proposal: Full application for the proposed erection of 5no. dwellings with associated landscaping, open space and entrance gate following demolition of existing dwellings.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this 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).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered (23011 P310), (23011 P311), (23011 P312), (23011 P313), (23011 S301), (23011 P308), (23011 P301 F), (23011 C301C) and (1050-LA-P-02 P1 C), received by the local planning authority on 23.06.2025, 08.07.2025 and 22.09.2025. The development shall be carried out in accordance with the approved details.

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. External materials - Prior to installation, samples and details of the materials to be used in the construction of the external surfaces of the building/s 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. Landscaping

Notwithstanding the submitted landscape proposals, prior to occupation of any dwelling, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of any dwelling. Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced

in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

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 to correct tree retention anomalies between the various submitted Application drawings.

5. Protection of trees

The development hereby approved shall be carried out in strict accordance with the protection measures set out in the Arboricultural Development Report (Woods Tree Consultancy, dated 2nd June 2025) and shown on the tree protection plan (WTC/Dairy Cottage/TPP/002/ April 2025).

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 and to correct tree retention anomalies between the various submitted Application drawings.

6. Landscape management - Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out in accordance with the approved details.

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.

7. Ecological permeability - No development shall take place above slab level until a scheme for ecological permeability and biodiversity compensation and enhancement, including the incorporation of two permanent bat roosting feature(s) per dwelling and access points for hedgehog to gardens, shall be submitted to and agreed in writing with the Local Planning Authority.

The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
- b) Materials and construction to ensure long lifespan of the feature or measure.
- c) A drawing showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23.

8. HMMP - A HMMP shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the HMMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives. f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure appropriate management for the on-site habitats in order to deliver the mandatory biodiversity net gain targets.

9. District Licence - No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR137, or a Further Licence), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence. The delivery certificate must be submitted to the local planning authority for approval prior to the commencement of the development hereby approved.

No development hereby permitted shall take place except in accordance with the terms and conditions of the Councils Organisational Licence (WML-OR137, or a Further Licence) and with the proposals detailed on plan Dairy Cottage: Impact plan for great crested newt District Licensing (Version 1), dated 11th February 2026.

No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR137, or a Further Licence) and in addition in compliance with the following: Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

10. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR137, or a Further Licence) and with the proposals detailed on plan Dairy Cottage: Impact plan for great crested newt District Licensing (Version 1), dated 11th February 2026.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a Further Licence), section 15 of the

National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

11. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR137, or a 'Further Licence') and in addition in compliance with the following: Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WML OR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

12. Prior to the commencement of development hereby approved, a surface water drainage strategy and details of the drainage system for the site must be submitted to and approved in writing by the LPA. The details shall include how the site currently drains and will be drained after proposed development with consideration to SuDS. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

13. Cycle parking - details required

Prior to the first occupation of the development hereby permitted, details of secure and covered cycle parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority.

The approved cycle parking facilities shall be provided in full before first occupation of the development and shall thereafter be permanently retained in the approved form 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 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Parking and turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

15. Access to be widened

Development shall not be occupied until the access has been widened in accordance with the approved drawing numbered (23011 P301 F).

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

16. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives 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.

17. The access and parking areas hereby approved shall be constructed and permanently retained in a gravel finish or other permeable finish and shall not be surfaced in tarmac, asphalt, concrete or any other hard impermeable material.

Reason: To preserve the rural character and appearance of the site in accordance with policies CP1, CP3 & CP11 and TB21 of the development plan.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no development within Schedule 2, Part 1, Classes A, B, C or AA, and Schedule 2, Part 2, Class A shall be carried out without the prior grant of planning permission from the Local Planning Authority.

Reason: To safeguard the Countryside. Relevant policy: Core Strategy policies CP1 and CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.

19. Prior to the first occupation of any dwelling hereby approved, all existing buildings and structures within the application site, as identified on the Proposed Site Plan (Drawing No. 23011 P301 Rev F) and the Existing Site Survey (Drawing No. 23011 S302), shall be demolished, and all existing mobile homes/caravans shall be removed from the site. All materials arising from the demolition and removal works shall be permanently removed from the site.

Reason: To safeguard the Countryside. Relevant policy: Core Strategy policies CP1 and CP3 and CP11 and Managing Development Delivery Local Plan policy TB21

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 in terms of:

(e.g.):

- addressing the evolving planning policy context;
- a full pre-application process was undertaken by the applicant; - planning issues relating to ecology;
- addressing concerns relating to highway safety;
- extending the determination period of the application to allow for a bat survey to be undertaken and submitted for consideration; - amended plans 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.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. 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.

4. 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.

5. 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.

6. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.

7. It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.

8. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a Further Licence) are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.

9. It is essential to note that any ground investigations, site preparatory works and ground or vegetation clearance works (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife and Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended).



Recommendation and conditions/reasons agreed:

Date: 16 March 2026

REMEMBER - The earliest date for a decision on this application is: **4 August 2025**