

Date: 16 May 2025
Application: 250404



WOKINGHAM
BOROUGH COUNCIL

ET Planning
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RG45 6DS

Development Management &
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Dear ET Planning,

PRIOR NOTIFICATION RESPONSE

Application Number: 250404

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire

Proposal: Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).

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. 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 2411055-TK01, 2411055-TK02, 2411055-TK03, 2411055-TK04, 2411055-TK05, 2411055-TK06, 2411055-TK07, 2411055-TK08, 2411055-01, 2411055-02, 001A, 007A, 008A, 009A, 010A, 011A, 012A, 013B and 014A received by the local planning authority on 20/02/2025, 13/03/2025, 01/04/2025 and 08/05/2025. 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.

3. The development shall be carried out in accordance with the recommendations set out in the GeoSmart Phase 1 Contaminated Land Assessment (Ref: 83754R1) dated January 2025. The Phase 2 and asbestos surveys must be carried out prior to commencement of development. If land 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.

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 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

4. Prior to the commencement of the development hereby permitted, details of secure and covered bicycle storage for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be implemented in accordance with the approved details before occupation of the development hereby permitted, and shall be permanently retained and used for no other purpose.

Reason: 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.

5. Prior to commencement, details of the foul drainage system shall be submitted and approved in writing by the Local Planning Authority. The drainage system shall be implemented prior to the occupation of the development and so retained.

Reason: To ensure satisfactory provision is made for foul drainage. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives

1. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless an agreement is entered into under Section 106 of the Town & Country Planning Act 1990/Section 111 of the Local Government Act 1974 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to above. Accordingly, before you can proceed with the development it will be necessary for a. The owners of the land to enter into Section 106/Section 111 agreements in a form approved by the Council; and, b. To obtain the approval of the Council under the Habitats Regulations.

This decision solely represents the determination of the Local Planning Authority under Class Q of the Town and Country Planning (General Permitted Development) (as amended) Order 2015 as to whether it's Prior Approval is required in respect of the change of use. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.

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](https://www.planningportal.co.uk/forms/5) ([planningportal.co.uk](https://www.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,

MHead

Marcia Head
Head of Development Management - Place & Growth