

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252639
Site Address:	Lower Rivermead Farm, Willow Lane, Wargrave, Wokingham, RG10 8LH
Expiry Date:	6 March 2026
Site Visit Date:	17 November 2026
Proposal: Full application for the change of use of land and proposed erection of an all-weather equestrian arena with associated landscaping works.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity

	DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes DH1 – Place making and quality design DH7 – Equestrian development HC1 – Promoting healthy communities HC5 – Environmental protection HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
None relevant		

CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
WBC Highways – No objection subject to condition
WBC Landscape and Trees – Concerns raised, landscaping condition required
WBC Heritage – No objection

External

Berkshire Archaeology – Please include recommended informative.

REPRESENTATIONS

Parish/Town Council	No objection
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Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site consists of an existing field set back from the main highway and is accessed via a long access road from Willow Lane. The land forms part of Lower Rivermead Farm, a small agricultural holding with associated, dwelling, barns and surrounding fields.

The site access itself is set within the Wargrave Conservation Area, however the site is outside the boundaries of the Conservation Area. The site is located within the Countryside, Green Belt and Flood Zone 2 and 3.

Proposed Development:

The proposed development comprises the change of use of land and the construction of an outdoor riding arena measuring 40m x 20m.

The applicants supporting information states that the arena will comprise a drained, level area topped with a sand and rubber equestrian surface. Construction will involve removal of existing material by a depth of 300mm to accommodate construction of the arena surface and base such that the arena surface will finish at existing ground level.

The arena perimeter will be defined by 1.2m high timber post and rail fencing incorporating gates. The surface water drainage outfall from the arena will be to an existing ditch to the north within Southbrook.

The arena is stated to be required solely to serve the personal recreational needs of the occupiers.

Through the course of the application process a revised Site Plan was received which relocated the proposed tree planting to the south western site boundary.

Principle of Development:

Policy Context:

Local Plan Update (LPU):

The Wokingham Borough Local Plan Update (LPU), which will supersede the adopted Core Strategy and Managing Development Delivery Local Plan, has been submitted to the Secretary of State for independent examination and is therefore at Regulation 22 stage.

Paragraph 49 of the National Planning Policy Framework (NPPF) advises that local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan with the Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

As a whole, the LPU is afforded limited weight, notwithstanding its advanced stage of preparation. This is due to unresolved objections to a significant number of policies within the plan. However, those policies highlighted earlier in this report have attracted fewer unresolved objections and are therefore considered by Officers to attract moderate weight for the purposes of decision-making. These policies are considered where relevant within the appraisal sections of this report. All other emerging policies attract limited weight.

Policy DH7 – Equestrian Development

In relation to the principle of development, emerging Local Plan policy DH7 (Equestrian Development) is of relevance and is considered to attract moderate weight. The policy supports equestrian development in principle where specified criteria are met. Officer consideration of each relevant criterion is set out below:

Equestrian development proposals will be supported in principle, as a means of boosting the rural economy, provided it has been demonstrated that all of the following criteria have been met:

- a) The scale and intensity of the proposed development, including any subdivision of field(s) and earthworks, is compatible with the site's location and satisfactorily relates to existing field accesses, tracks and bridleways.

The proposed outdoor riding arena is of a scale typical for private equestrian use and is contained within an existing field associated with the wider farm holding which surrounds the site. The development does not require the creation of new accesses or tracks and utilises the existing access arrangements to the site. Earthworks are limited and designed to ensure the arena sits at or close to existing ground levels, thereby ensuring the proposal is compatible with its countryside location.

- b) The proposal includes the re-use of existing building(s) wherever practicable and viable.

The proposal relates to an outdoor riding arena rather than built development. As such, there is no requirement for new buildings or the re-use of existing structures. The proposal therefore accords with this criterion insofar as it avoids the introduction of unnecessary built form.

- c) The location of new buildings, stables, yard areas and associated facilities respects the amenities of surrounding occupiers.

The proposed riding arena is sited well away from neighbouring residential properties and forms part of an established rural holding, Lower Rivermead Farm. Given its separation distances, scale and private nature of use, the proposal would not result in any material harm to the amenities of surrounding occupiers. This is considered further within the Neighbouring Amenity section of this report.

- d) Site layout, highways and parking arrangements demonstrate safe access and egress for horse boxes, delivery vehicles and specialist waste collection vehicles; and

The proposal does not alter the existing access arrangements serving the site, which are already suitable for the existing residential properties along this access. The access also services the existing agricultural and equestrian vehicles associated with the farm. Given the private nature of the use and the absence of commercial activity, the existing access arrangements are considered adequate and safe.

- e) Estimated trip generation rates are provided to assess the impact on local highways, including from feed and hay deliveries, livery visitors including owners and farriers.

The proposed riding arena is expressly for private use only in connection with the existing equestrian activities at the site. A condition is recommended to restrict the use accordingly. As a result, the development would not give rise to any material increase in trips over and above the existing baseline, and vehicle movements associated with deliveries or farrier visits would remain at a level consistent with the countryside location of the site. On this basis, no adverse impact on the local highway network is identified.

Conclusion on Emerging Policy

Having regard to the above, Officers conclude that the proposal accords with the relevant criteria of emerging Local Plan policy DH7 and that the principle of the equestrian development is supportable under the emerging policy framework. Notwithstanding this, only moderate weight can be afforded to policy DH7 in the overall planning balance.

Core Strategy 2010:

The site lies within the Countryside as designated in the Wokingham Borough Core Strategy. Core Strategy policy CP11 states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances.

These exceptions are:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and**
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and**

- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements;
 - or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

CP12 of the Core Strategy states planning permission will not be granted for inappropriate development within the Metropolitan Green Belt as defined in PPG2. The Metropolitan Green Belt in the borough as illustrated on the key diagram comprises the land north and east of Twyford but excluding Wargrave. It also includes the land in the parish of St. Nicholas Hurst east of The Straight Mile and north of Carter's Hill.

Managing Development Delivery Local Plan (MDDLDP) 2014:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping.

National Planning Policy Framework (NPPF):

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Paragraph 89 of the NPPF states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Paragraph 154 of NPPF (Green belt) states:

Development in the Green Belt is inappropriate unless one of the following exceptions applies:

- a) buildings for agriculture and forestry;
- b) the provision of appropriate facilities (in connection with the existing use of land or a change of use), including buildings, for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

Assessment:

Criterion 1 of CP11 requires development to contribute to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside.

The proposed development involves a riding arena which is proposed for personal use. Equestrian uses are considered rurally appropriate, and a form of sustainable rural land uses that contributes and promote recreation in, and enjoyment of, the Countryside. Compliance with criterion 1 is therefore achieved.

Criterion 2 of CP11 requires development to not lead to excessive encroachment or expansion of development away from the original buildings. In this instance, the 'original buildings' can reasonably be viewed as the main farmhouse, barns and associated buildings to the west of the riding area proposed as prior to this, this area of land was undeveloped. Whilst the riding arena is relatively large, in the overall site context, the proposal is not considered to result in excessive encroachment or expansion into the countryside.

The site lies within the Green Belt where Policy CP12 of the Core Strategy requires developments within the Green Belt to comply with national Green Belt policy. This approach is reinforced by saved policy TB01 of the Managing Development Delivery Local Plan, which requires development proposals in the Green Belt to comply with the provisions of the National Planning Policy Framework (NPPF). One exception to the general presumption that development within the Green Belt is inappropriate is set out at paragraph 154 (b) of the NPPF and includes: *"the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it"*

The proposed development comprises the construction of an outdoor equestrian riding arena to facilitate the private exercising of horses associated with the existing use of the land. Equestrian activity is a form of outdoor sport and recreation that is widely recognised as compatible with rural and Green Belt locations. The proposal therefore falls to be assessed against paragraph 154(b) of the NPPF.

In this case, the riding arena would comprise a levelled surfaced area with a low-key timber post-and-rail enclosure. The development would not introduce built structures, enclosed buildings, or substantial vertical elements. Earthworks are limited and designed so that the finished surface sits at or close to existing ground levels. As

such, the proposal would have a limited physical presence and would not result in a material loss of openness, either spatially or visually.

It is noted that the riding arena is proposed for private use only. A condition is recommended to restrict the use accordingly, as commercial use could significantly intensify the activity on site to the detriment of the Green Belt. Having regard to the above, the proposal is considered to constitute appropriate development in the Green Belt in accordance with paragraph 154(b) of the NPPF. It therefore accords with Core Strategy policy CP12 and saved MDD policy TB01, and no Very Special Circumstances are required to justify the development in principle.

Character of the Area:

Policy CP11 supports development in the countryside only where it maintains the high quality of the rural environment. Policy CP1(1) similarly only supports development that maintains or enhances the high quality of the environment, with policy CP3 supporting development of an appropriate mass, layout, built form, height and character to the area CP3(a) and which makes a positive contribution to the sense of place contributes to the buildings and spaces themselves and in the way they integrate with their surroundings CP3(f).

Policy CC03 of the Managing Development Delivery Local Plan required development proposals to provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development. The Countryside is identified as one of the Borough's Green Infrastructure networks.

Policy TB21 of the Managing Development Delivery Local Plan states that proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues. Proposals should retain or enhance the condition, character and features that contribute to the landscape.

The Borough Design Guide Supplementary Planning Document provides further guidance for developers with general guidance that development should respond positively to its site and local context (G1) and respond positively to the local character of the area (G2).

The National Design Guide section B1, paragraph 67 also states that the built form of well-designed places should relate well to:

- the site, its context and the opportunities they present;
- the proposed identity and character for the development in the wider place;

As outlined above, equestrian uses are considered rurally appropriate. Therefore, in principle, the use would not be detrimental or out of keeping with the rural visual amenities of the surrounding locale.

Turning to the operational development, the riding area has a notable footprint, but this is to be expected due to the requirements of such a use. The riding area is slightly raised in level from the adjacent land levels but otherwise it lies low in the landscape, with minimal public views available of its form.

Spatially, the riding area does cause some harm to the landscape as it technically disrupts the unsettled character of the area through the introduction of development onto greenfield land. That said, the visual harm would be negligible in the wider context. Furthermore, its appearance in the landscape would not be alien as such facilities are prevalent across Wokingham Borough's rural landscape. As such, no objections are raised in this regard.

Landscape:

The site is located in the Green Belt and in deep countryside accessed via Willow Lane from Henley Road which is Green Route. Willow Lane is also a PRoW WARG 10. The site is between Hennerton Backwater and the River Thames, between Wargrave Marsh to the east a Local Wildlife Site, and the River Thames lined with vegetation and pasture.

Wokingham Borough Landscape Character Assessment (WBLCA), dated November 2019, identifies a number of different landscape character areas (LCA's) across the Borough and provides key information regarding each of the LCA's. The site falls within A1 Thames River Valley LCA, a high quality landscape, of high sensitivity with a low capacity for change. The Landscape Strategy is to;

To conserve and enhance the peaceful, natural character of the meandering river channel, network of streams and channels, belts of bankside woodland and distinctive willow pollards and other trees and picturesque floodplain edge settlements.

The key aspects to be conserved and actively managed are the river itself, and the adjacent open rural landscape and its features including: large country houses and their associated parklands and pleasure grounds which are important to local landscape character, woodland and wetland habitats, and traditional rural features including pollarded willows. In particular there is an opportunity to consider restoration of the hedgerow framework, and restoration of pasturage along the floodplain, in areas where arable land uses now dominate.

In terms of development, the aim is to conserve the sparse settlement pattern and maintain the low density domestic character.

A number of Valued Landscapes within Wokingham Borough were initially identified through a Topic Paper on Valued Landscapes by WBC dated January 2020 to respond to paragraph 187 (a) of the NPPF and prepared as part of the evidence base for the Emerging Local Plan Update and associated Policy NE6. Further work has recently been undertaken to make refinements to the boundaries of the valued landscape areas to update the assessment and this has now been published in the Valued Landscapes Assessment dated September 2024 as part of the evidence studies produced for the current consultation related to the Local Plan Update: Proposed Submission Plan (Regulation 19).

It is noted that (a proportion of) the application site falls within River Thames Valued Landscape. The NPPF indicates that these landscapes will need to be protected and

enhanced, so therefore we will need to understand how development on this site can address this aspect.

The site is a rectangular field 175m wide by 90m depth and it is located just to the east of a group of 2 Beech trees classified as 'Notable' (See Ancient Tree Inventory) – Tree ref. 218472 to west and Tree ref. 218330 to the east of the group and this tree is next to the western site boundary of the field. There is a Norway spruce to the north side of Willow Lane close to the entrance, protected by TPO 354/1988.

According to the Drainage Plan, plotted on A4 plan at 1:2500, the menage is set back from the western field boundary and the 'Notable' trees by 39m. The menage is therefore set within the field rather than to the western edge. It is proposed to erect a 1.4m high post and wire fence around the menage. Currently horse grazing is managed by moving an electric fence around a field.

The menage will be constructed on a stone sub-base with non woven geotextile membrane and topped with sand fibre/sand/ rubber mix, The surfacing is to remain dry.

As the site is within Flood Zones 2 and 3 it is proposed to place perforated drainage pipes at 5m intervals with outlets to north and east connecting to a shallow pond to N and existing ditch to NE that drains to Hennerton Backwater as illustrated on Lower Rivermead Farm, Willow Lane, Wargrave, RG10 8LH - Construction of outdoor equestrian arena - plan ref: RG108LH/EM/NB - Drainage October 2025 (proposed).

The Biodiversity Net Gain information demonstrates that there are 18 new trees to be planted in a random location in a 'copse' to the north of the field boundary. As the development is within the field away from the field boundaries, there are concerns regarding how the development relates to the existing field. Although the proposed development is in deep countryside and mostly screened, it's not screened within the overall site itself and is possibly visible from Willow Lane itself.

The existing field boundaries appear to be fenced. As the Landscape Strategy for LCA A1 includes restoration of hedgerows, it is recommended that screening the wider field within which the development sits would fulfil the aims of the strategy as well as meet with Policy TB21 which requires proposals to demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment including the landscape quality, landscape strategy, landscape sensitivity and key issues. Proposal shall retain or enhance the condition, character and features that contribute to the landscape, as well as Policy CC03 particularly 2a) 'Provide new or protect and enhance the Borough's Green Infrastructure networks including the need to mitigate potential impacts of new development, and 2c) to promote integration of the scheme with any adjoining public open space or countryside.

As such, further information was requested from the applicant to help overcome the concerns raised by the landscape officer. The applicant revised the site plan to relocate the proposed tree planting to the southern site boundary which is considered to be more appropriate and characteristic of the site. To ensure that the proposal would integrate successfully into the site a detailed landscaping plan would be required in this instance and can be conditioned. Given this, and subject to a landscaping condition no objections are raised in this regard.

Neighbouring Amenity:

In terms of other considerations, the proposal would not have any undue impact on residential amenity and is sited away from nearby dwellings. Likewise, due to the traditional rural use no harm would arise to the character and appearance of the area. To further ensure that the development does not result in harms to the neighbouring amenity a condition will be imposed to restrict the use of external lighting at the application site. Subject to this condition, the proposal is considered to be acceptable in this regard.

Highway Access and Parking Provision:

The proposal would not alter the existing access arrangements or result in a significant increase in vehicle movements to the site which would materially affect the highway network. The applicant's development proposals are for an 800sqm manege for personal use to exercise the existing horses on site.

The applicant has stated that the existing access arrangements will be retained. The proposed arena is for personal use of existing horse only and therefore will not intensify trips to and from the site which is acceptable. To ensure the proposed operations to be practical, the site is required to be ancillary to the existing equestrian use of the farm.

No detail of parking is provided. It is assumed that any parking associated with the manege could be accommodated within the existing parking area which is acceptable.

However, if the site and land use were to be open for public events, then the Highways can unlikely support the proposal due to poor access to the site via sustainable travel modes and the likelihood there will be high levels of car dependency. The use of the riding arena is proposed to be for personal use only and therefore to ensure the proposal would not lead to an adverse impact upon the highway conditions will be imposed to restrict this use.

On this basis, it is considered that the development raises no highway or parking concerns and is considered to be in line with saved policy CP1, CP6 of the Core Strategy and CC07 of the MDD Plan.

Flooding and Drainage:

The site is located within Flood Zone 3; however, outdoor sporting activities are classified as water compatible, in accordance with Annex 3 of NPPF. Furthermore, Table 2 of PPG thus allow such development within Flood Zone 3. Given this and that the supporting drainage information provided demonstrate that the proposal would not make the existing situation any worse, no objections are raised in this regard. The application has been reviewed by Wokingham Borough Council's Drainage Officer who has also not raised any objection to the proposal subject to the development being carried out in accordance with the submitted details. As such, the proposal is considered to be acceptable in this regard.

Ecology:**Biodiversity Net Gain:**

As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This can be achieved through either on-site or off-site mitigation.

Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition").

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

The habitat baseline for the existing site is 0.80 habitat units and 0.53 hedgerow units. The number of units required to achieve a 10% gain would be 0.98 habitat units and 0.67 hedgerow units.

The BNG metric provided demonstrates that a 11.34% gain in habitat units can be achieved on-site. WBC Ecology have reviewed the baseline and accept that the gains proposed are likely to be achieved and exceed the 10% mandatory gains required. The application has been supported by a Biodiversity Gain Plan which again demonstrate an appropriate BNG is achieved within the application site. As such, no objections are raised in this regard.

Private Use:

The planning statement claims that the existing stables has been in private use only since its original construction. A condition has been recommended to ensure this remains the case, to prevent any harm arising from an intensification of use of the site.

Conclusion:

The site lies within the Countryside and the Green Belt. Having regard to the adopted development plan, the proposal is considered to comply with Core Strategy policy CP11, as equestrian uses are an appropriate form of rural activity and the development would not result in excessive encroachment or expansion of development into the countryside. In Green Belt terms, the proposal constitutes appropriate development under paragraph 154(b) of the NPPF, as the provision of facilities for outdoor sport and recreation, and would preserve the openness and purposes of the Green Belt. Accordingly, the development accords with Core Strategy policy CP12 and saved MDD policy TB01, and there is no requirement to demonstrate Very Special Circumstances.

Whilst the site lies within a sensitive landscape and partly within a valued landscape area and the concerns of the Landscape Officer are noted, it is considered that a riding arena within this location is modest in scale, introduces no built form, and would sit low within the landscape.

The proposal raises no objections in respect of highway safety, flooding and drainage, ecology or neighbouring amenity. The riding arena would not materially intensify the use of the site or give rise to unacceptable impacts, subject to conditions restricting its use to private, non-commercial purposes and controlling lighting and landscaping.

Taking all matters into account, it is concluded that the proposed development accords with the development plan when read as a whole, and that there are no material considerations which indicate that permission should be withheld. Subject to appropriate conditions, this application is recommended for approval.

Other:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	20 February 2026
Earliest date for decision:	2 December 2025

Recommendation agreed by: (Authorised Officer)	
Date:	24.02.26