WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Ms Deirdre Wells
Red Kite Development
Consultancy
Redlands Wing
Maidenhead Court Park
Maidenhead
SL6 8HN

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number:	232704
Applicant Name:	Hicks Developments Ltd
Site Address:	Land To West Of Park Lane, Charvil, RG10 9TS
Proposal:	Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.
Date of Decision:	12 May 2025

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

1. Outline permission – timescales

a) No development shall commence until details of the access, appearance, landscaping, layout, and scale (hereinafter called 'the reserved matters', as well as any outstanding conditions set out below) of the development, have been submitted to and approved in writing by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

b) The first application for the approval of reserved matters referred to in a) above shall be made within a period of 3 years from the date of this permission. All subsequent reserved matters applications shall be submitted no later than 3 years from the date of the approval of the first reserved matters application.

c) The development hereby permitted shall be begun before the expiration of 2 years from the final approval of the last of the reserved matters to be approved.

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Reason: To comply with Section 92 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details
This permission is in respect of the submitted application plans and drawings outlined below, received by the local planning authority on 02/11/2023. The development hereby permitted shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.
Location Plan – 103 A
Site Access arrangement Drawing ITB17047-GA-G
Reason: To ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Materials
Pursuant to the approval of the 'Appearance' reserved matter, no development shall commence until details and schedules of the materials to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of the appearance of the surrounding area in accordance with Policy CP3 of the Core Strategy.

4. Ground Stability
Prior to the commencement of development a detailed site-specific ground investigation in line with guidance detailed within CIRIA Report C574 Engineering in Chalk (2002) must be completed at the site.
This investigation must include:
• Determining the extent and thickness of superficial deposits across the assessment site.
• Determine the location and characteristics of differing bedrock geologies beneath the application site.
• Determining the potential presence, location, size, and extent of any dissolution features.
• Determining the strength and variability of the underlying chalk. &
• Determining the presence and flow direction of underlying groundwater.
Reason: In the interest of the health and safety of future occupiers.

5. Site Levels
Prior to the commencement of development, details of levels,including finished floor levels for all buildings, proposed levels of public open space areas and any attenuation pond/swale, shall be submitted to and agreed in writing by the Local Planning Authority. Development shall only proceed in accordance with the approved details.
Reason: To ensure that the development takes appropriate account of any level changes across the site.

6. Space Standards
The Reserved Matters application for ‘Scale’ and ‘Layout’ shall ensure that all dwellings shall accord with the Technical Housing Standards - Nationally Described Space Standard (2015) or those TB07 of the Wokingham Borough Council Managing Development Delivery (MDD) Local Plan 2014.

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Reason: To ensure future occupiers of the development will have a suitable standard of living accommodation in accordance with CP3 of the Core Strategy and TB07 of the MDD Local Plan.

7. Future Homes Standard
The dwellings hereby permitted shall meet the interim Future Homes Standard in accordance with the requirements of the Building Regulations. No dwelling shall be occupied until compliance has been confirmed by an accredited assessor certifying that a 31% reduction in carbon dioxide emissions has been achieved per the Standard.
Reason: To ensure developments contribute to sustainable development in accordance with the requirements of Part L of the Building Regulations and Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04.

8. Sustainability and energy efficiency
The reserved matters application(s) shall be accompanied by a scheme to be approved in writing by the local planning authority for achieving a 50% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources. The minimum 50% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.
Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDLP policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

9. Water consumption rates
Prior to the commencement of development, details of how all dwellings shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime of the development.
Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

10. Carbon Neutral Homes
Prior to the approval of any reserved matters application, a statement/ report shall be provided to demonstrate whether the development is practicable and viable to provide carbon neutral homes; carbon neutral homes meaning a scenario in which greenhouse gas emissions arising from human activity are eliminated by minimising energy demands and meeting remaining energy demand with energy from renewable sources. These measures shall be implemented prior to the occupation of the development. If it cannot be satisfactorily demonstrated that carbon neutral cannot be achieved as part of the development, measures to bring the development

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closer to this target shall be submitted to and agreed with the Local Planning Authority before the development commences. These shall be implemented and maintained for the lifetime of the development.
Reason: To ensure developments contribute to sustainable development in accordance with the WBC Climate Emergency Action Plan, Core Strategy Policy CP1, Managing Development Delivery Local Plan policy CC05, Sustainable Design and Construction Supplementary Planning Document and the Wokingham Council Climate Emergency Action Plan Fourth Progress Report (2023).

11. Accessibility
The reserved matters application for 'Layout', 'Scale' and 'Appearance', shall demonstrate that 10-20% of the dwellings as a minimum are accessible and adaptable in line with M4(2) of the Building Regulations.
Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.

12. Site Characterisation/Land Contamination Investigation (contamination).
An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:
(i) a survey of the extent, scale, and nature of any contamination.
(ii) an assessment of the potential risks to:
• human health,
• property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
• adjoining land,
• groundwaters and surface waters,
• ecological systems,
• archaeological sites and ancient monuments.
(iii) an appraisal of remedial options, and proposal of the preferred option(s).
This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.
Submission of Remediation Scheme (where required).
A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.
Unexpected Land Contamination.

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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.

13. Noise Insulation for Dwellings
The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.
Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

14. Acoustic Mitigation
The reserved matters submission for 'layout' must be informed by pages 22-25 of the submitted Noise Impact Evaluation Report prepared by SoundPlanning dated Thursday 2nd November 2023 referenced J05184.
Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

15. Plant/Machinery to be attenuated
Any plant, machinery and equipment installed or operated in connection with the occupation of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property. Any recommended noise mitigation measures should be retained and maintained thereafter for the lifetime of the development.
Reason: To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

16. Construction Method Statement
No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:
• the parking of vehicles of site operatives and visitors.
• loading and unloading of plant and materials (including
times, these should be in line with permitted hours of work). • storage of plant and materials used in constructing of the development.
• the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).

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• wheel washing facilities and an area cleaning regime.
• measures to control the emission of noise, dust, and dirt during construction,
• method of recycling/disposing of waste resulting from demolition and construction works.
• asbestos survey results and if present a safe removal and disposal plan to be submitted.
• a method for ensuring that minerals that can be viably recovered during the development operations are recovered and put to beneficial use; and,
• a method to record the quantity of recovered mineral (re-use on-site or off-site) and to report this data to the LPA upon completion of the development.
Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

17. 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.

18. Walking Strategy
Prior to the commencement of development, details of the internal pedestrian infrastructure and connections from the development to improve footway routes that connect the development with Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.
Reason: In the interests of sustainable travel, convenience and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

19. Garage to be retained as such
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), the garage accommodation on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.
Reason: to ensure that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

20. Details of car and motorcycle parking
The reserved matters application for the development shall include details of car and motorcycle parking in accordance with the

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Council's policies and which are to be approved in writing by the Council. No dwelling shall be occupied until the vehicular accesses, driveways, parking and turning areas to serve it including any unallocated space have been provided in accordance with the approved details and the provision shall be retained thereafter. The vehicle parking shall not be used for any other purposes other than parking and the turning spaces shall not be used for any other purposes than turning.
Reason: In the interests of highway safety and convenience in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, CC07 of the Managing Development Delivery Local Plan (Feb 2014), the Parking Standards Study within the Borough Design Guide 2010.

21. Cycle parking
The reserved matters application for the development shall include details of secure and covered bicycle storage/parking facilities serving that dwelling for the occupants of, and visitors to the development. The cycle storage/parking shall be implemented in accordance with the approved details 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: In order to ensure the development contributes towards achieving a sustainable transport system and to provide parking for cycles in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6, the Parking Standards Study within the Borough Design Guide 2010 and CC07 of the Managing Development Delivery Local Plan.

22. Electric Vehicle Charging
Prior to commencement of development hereby approved, an Electric Vehicle Charging Strategy serving this development shall be first submitted to and approved in writing by the Local Planning Authority. This strategy shall include details relating to on-site electric vehicle charging infrastructure in accordance with the Building Control Regulations Approved Document S and details of, installation of charging points. The development hereby approved shall be implemented in accordance with the approved strategy thereafter and no dwelling hereby approved shall be occupied until the approved electric vehicle charging points serving that dwelling have become operational.
Reason: In order to ensure that secure electric vehicle charging 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 and Appendix 2 and the Council's Parking Standards Study Report (2011).

23. Access
Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular accesses on to Park Lane Charvil to include visibility splays of 2.4m by 43m, re-location of lighting column and the dedicated pedestrian crossing of Park Lane. The accesses shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

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

24. Highway Construction Details
Prior to the commencement of development, full details of the construction of roads, cycleways and footways, including levels, widths, construction materials, depths of construction, surface water drainage and visibility splays shall be submitted to and approved in writing by the local planning authority. Each dwelling shall not be occupied until the vehicle access to serve that dwelling has been constructed in accordance with the approved details to road base level and the final wearing course will be provided within 3 months of occupation, unless otherwise agreed in writing by the local planning authority.
Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

25. Visibility Splays for private driveways
The dwelling/buildings shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

26. Lighting
Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non- residential buildings. No further external lighting shall be installed without the written approval of the local planning authority.
Reason: To safeguard amenity and highway safety in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3, CP6 and CP7.

27. Parking Management Strategy
Prior to the first occupation of any dwelling, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces.
Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLP policies CC07 and TB20.

28. Drainage
No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:
1. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Use of SuDS following the SuDS hierarchy, preferably infiltration.

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3. Full calculations demonstrating the performance of soakaways
or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at the QBar rate of 3.83l/s/ha, or preferably better.
4. Separate drainage systems for any proposed adopted highways
and residential dwellings.
5. A description of how the proposed development will deal with surface water overland flows.
6. Groundwater monitoring confirming seasonal high groundwater
levels in the area.
7. A drainage strategy plan indicating the location and
sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
8. Details demonstrating how any SuDS for this development would
be managed throughout the lifespan of the development and who will be responsible for maintenance.
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 (2019) 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.

29. Sustainable drainage
No building hereby permitted shall be occupied until surface water drainage works have been implemented in accordance with details that have been submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out of the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent government guidance), and the results of the assessment provided to the local planning authority. Where a sustainable drainage scheme is to be provided, the submitted details shall:
i) provide information about the design storm period and
intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
ii) include a timetable for its implementation; and,
iii) provide a management and maintenance plan for the lifetime of the development which 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.
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.

30. Landscaping
i) No development shall take place until full details of both

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hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate:
a) scheme drawings (including those securing an ancient woodland and valued landscape buffer)
b) proposed levels and contours;
c) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions; d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
f) details of the street tree planting pits in combination with the roadside swales/raingardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
g) hard landscaping materials including samples;
h) minor artefacts and structures (e.g. play equipment, street furniture, refuse or other storage units, signs, external services) including specifications for the product and its installation;
i) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited;
j) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability;
k) measures required for ecological mitigation and biodiversity net gain;
ii) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping for the Landscape Phase or until adoption (whichever is longer). The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
iii) 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 order to ensure that provision is made to allow a high-quality soft and hard landscaping scheme on site in accordance with Policy CC03 of the MDD.

31. Boundary Treatment
The reserved matters application for 'Landscaping' shall include a plan indicating the positions, design, materials and type of boundary treatment to be erected/ planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability such as the provision of mammal gaps. The boundary treatment shall

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be implemented in accordance with the approved plan before the development is occupied.
Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CP3 and CP7 of the Core Strategy.

32. Protection of Trees
a) As a part of any reserved matters applications dealing with 'Landscaping' and 'Layout', an updated Tree Survey, Tree Protection Plan, Arboricultural Impact Assessment and Arboricultural Method Statement which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority (the Approved Scheme). The Arboricultural Impact Assessment shall ensure development proposals including SuDS requirements have been fully considered in relation to the tree constraints.
b) The tree protection measures approved shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.
c) No development (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) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.
d) 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.
e) 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 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.

33. Retention of trees and shrubs
No trees, shrubs or hedges within the site which are shown as being retained on the approved plans pertaining to the 'landscaping' and 'layout' reserved matters 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

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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.

34. Landscape Management Plan
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 thereafter be carried out in accordance with the approved details and for the period specified.
Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved in accordance with Policy CC03 of the MDD.

35. Earth mounding and contouring
Prior to the commencement of the development, details of earthworks shall be submitted to and approved in writing by the local planning authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. The Earthworks shall be carried out in accordance with the approved details and permanently so- retained.
Reason: In the interests of the amenity and landscape character of the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

36. Open Space
The application for the Reserved Matter of 'Layout' should incorporate a plan showing a breakdown of the following minimum quantum and open space types on site (as indicated), or confirmation of an obligation in lieu, in accordance with TB08 of the Managing Development Delivery Local Plan (2014):
1. Parks and public gardens (2000 sqm, on site/ offsite to be confirmed depending on updated parameters)
2. Natural/semi natural green space (5164 sqm, on site/ offsite to be confirmed depending on updated parameters)
3. Amenity greenspace (1,781 sqm, on site/ offsite to be confirmed depending on updated parameters)
4. Provision of play space for children and young people (455 sqm, on site/ offsite to be confirmed depending on updated parameters)
5. Sports facilities (3018 sqm, on site/ offsite to be confirmed depending on updated parameters)
6. Allotments (946 sqm, on site/ offsite to be confirmed depending on updated parameters)
The open space shall be permanently maintained and kept as publicly accessible open space for the lifetime of the development.
Reason: To ensure that a suitable level of on-site public open space will be provided as part of the development in accordance with TB08 of the MDD.

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37. Waste storage
The reserved matters application(s) shall include details of bin storage, which shall be submitted to and approved in writing by the local planning authority. The bin storage area and facilities shall be permanently so retained and used for no purpose other than the temporary storage of refuse, recyclable and compost 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.

38. Communications Plan
Development shall not commence until a Communications Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.
Reason: In order to minimise disturbance to neighbours during construction works in accordance with CP3 of the Core Strategy (2010).

39. Archaeology
A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:
1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.
B) The Development shall take place in accordance with the WSI approved under condition (A).
The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

40. Landscape Ecological Management Plan (LEMP)
No development shall take place until a Landscape and Ecological Management Plan (LEMP) have been submitted to, and approved in writing by, the local planning authority. The LEMP shall include:
a) Description and evaluation of features to be managed for a 30

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year period pertaining to a target of 1% on/off site net gain.
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.
e) Prescriptions for management actions.
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 LEMP 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 LEMP 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 LEMP shall also include long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens. The approved plan will be implemented in accordance with the approved details prior to the first occupation of the building and permanently maintained thereafter.
Reason: To secure the maintenance of the Biodiversity Net Gain on-site provision for a minimum period of 30 years. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment).

41. CEMP (Biodiversity)
No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) 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.

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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.
Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

42. Lighting Design (Biodiversity)
Prior to occupation, a 'lighting design strategy for biodiversity' for the hereby approved scheme shall be submitted to and approved in writing by the local planning authority. The strategy shall:
a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed
(through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.
All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.
Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

43. Ecological Permeability
Prior to commencement a strategy for ecological permeability (especially with regard to reptiles and hedgehogs) and enhancements to the site for birds, bats, amphibians, reptiles, and invertebrates shall be provided to the local authority for its approval. This strategy shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.
Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

44. Thames Water

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No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.
Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1) application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 9 May 2025, the obligations in which relate to this development.

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.

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. 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.

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6. 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.

7. 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.

8. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

9. Fire service access should comply with B5 of ADB Volume 2 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.

10. There are water mains crossing or close to your development. Thames Water do not permit the building over or construction within 3m of water mains. If you're planning significant works near Thames Water mains (within 3m) they will need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

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https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F %2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments %2Fplanning-yourdevelopment

%2Fworkingnearourpipes&data=05%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7C92f84d1fef8949390d3d08db

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11. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts;damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be consulted for advice on any special precautions before continuing, including the need for a licence. The installation and subsequent removal of reptile exclusion fencing increases the risk of potential harm to great crested newts. This is because crevices between the fence and soil often form and these crevices have been known to be used by great crested newts as places of shelter. Care should be taken when removing reptile exclusion fencing to search around the base for sheltering great crested newts and avoid an offence being committed under the above legislation. Should great crested newts be found at any stages of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be consulted for advice on any special precautions before continuing, including the need for a licence.

12. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development.

Signed

MHead

Marcia Head
Head of Development Management - Place & Growth
Date: 12 May 2025

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PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW

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WOKINGHAM
BOROUGH COUNCIL

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

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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) 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.

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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 (lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

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.

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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).

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