

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 7 August 2026

**Application Number:** 260800

**Location:** Greenways Bridge (culvert) Riverside Park, Woosehill, Wokingham.

**Proposal:** Full application to replace a culvert with a 3.45m clear span and 3.5m clear width footbridge, including the removal of 7 no. trees.

**Recommendation:** Approve

## **Conditions and/or Reasons**

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

*Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Approved details - This permission is in respect of the submitted application plans and drawings labelled/numbered Greenways Bridge- Existing, Location Plan, Site Plan, A120099-TGEE-ZZ-XX-DR-C-0001 REVISION P02, A120099-TGEE-ZZ-XX-DR-C-0103 REVISION P02 & A120099- TGEE-ZZ-XX-DR-C-0101 P04 received by the local planning authority on 01/04/26, 29/04/26 & 12/05/26. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. Landscaping - Prior to commencement of development, a detailed soft landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- a) A scaled drawing showing the precise location and extent of all proposed soft landscaping areas;
- b) Details of all planting, including numbers, species, size and specification, comprising native transplants of 40–60cm in height, together with a small number of native transplants of approximately 1.5 metres in height where space allows;
- c) A planting schedule comprising native species appropriate to wet ground conditions, including the replacement of Alder;
- d) Full details of all surfacing materials, including specification and method of construction for any paths

The approved landscaping scheme shall be carried out in full in the first planting season (October to March) following completion of the development.

Any trees or plants which, within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).*

4. CEMP- No development shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the LPA. The CEMP should detail how the Emm Brook will be protected during the construction phase of the development, assess potential environmental risks to the watercourse and its corridor and detail any protection measures to be implemented. This should include information of how the buffer zone will be protected during development, such as by including:

- The timing of the works.
- The measures to be used to physically protect the 10m buffer zone during construction e.g. fencing.
- Use and movement of heavy goods vehicles and machinery.
- Demolition (e.g. of existing vehicular access across the water course) and construction methods.
- Any necessary pollution prevention methods, particularly for dust, silt/sediment and storage and use of other harmful substances such as oil and fuel that could otherwise pollute the watercourse.
- Any necessary mitigation for protected/priority species.
- Information on the persons/bodies responsible for particular activities associated with the method statement that demonstrate they are qualified for the activity they are undertaking.
- Measures to prevent the spread of and control the non-native invasive species.

Please refer here for further guidance:

<http://www.nonnativespecies.org/checkcleandry/index.cfm> .

The works shall be carried out in accordance with the approved CEMP.

*Reason: Supported by paragraphs 186 and 193 of the National Planning*

*Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity as well as Wokingham Local Plan policy CP7, where sites designated as important (such as the Woosehill Meadows Local Wildlife Site) for nature conservation will be conserved and enhanced.*

5. Compliance with existing detailed biodiversity method statements, strategies, plans and schemes- All ecological measures and/or works shall be carried out in strict accordance with the details contained in Biodiversity Statement (March 2026, Version 1.0, South East Rivers Trust), the Ground Level Tree Assessment (March 2026, John Wiseman Ecology) and the Environmental Risk Assessment (Version 1.0, South East River Trust).

*Reason: To ensure the development is policy compliant with Wokingham Core Strategy, CP7, the Wildlife and Countryside Act and Conservation of Habitats and Species Regulations 2017.*

6. Species Compensation and Enhancement- Prior to commencement of development, a scheme for ecological permeability and biodiversity compensation

and enhancement, such as the incorporation of two permanent bat roosting feature(s) on mature trees and the placement of deadwood shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

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

*Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.*

### **Informatives**

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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 as set out in the NPPF.

3. There is a low risk that great crested newts (GCN) may be present at the application site. It is considered to be unreasonable to require the applicant to submit a survey because this could be considered disproportionate to the scale and the likely impacts of the development. However, the application site lies in the amber impact zone as per the modelled district licence map, which indicates that there is highly suitable habitat for GCN within the area surrounding the application site. Therefore, anyone undertaking this development should be aware that GCN and their resting places are protected at all times by The Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended). Planning permission for development does not provide a defence against prosecution under this legislation or substitute the need to obtain a protected species licence if an offence is likely. If a GCN is discovered during site preparation, enabling or construction phases, then all works must stop until the advice of a professional/suitably qualified ecologist and Natural England is obtained, including the need for a licence.

4. Please note that any work carried out within an ordinary watercourse requires Ordinary Watercourse Consent via

[floodriskdc@wokingham.gov.uk](mailto:floodriskdc@wokingham.gov.uk)

More information on ordinary watercourse consenting can be found following the link below:

<https://www.wokingham.gov.uk/community/community-and-safety/emergencies/flooding-and-drainage/local-flood-risk-management-strategy>

Recommendation and conditions/reasons agreed:

*JMM*

Date: 4 August 2026

**REMEMBER** - The earliest date for a decision on this application is: **3 June 2026**