

Mr Ben Borthwick
1 Fore Street Avenue
London
EC2Y 9DT

25th February 2026

Dear Sir/Madam

Town and Country Planning Act 1990 (As Amended)

APPLICATION NUMBER: 24/00802/FUL/AFULZ

PROPOSED DEVELOPMENT: Proposed construction of a new roundabout and associated works.

LOCATION: Junction Of Waterloo Road, Old Wokingham Road and Peacock Lane Wokingham Berkshire

CASE OFFICER: Katie Andrews, direct line 01344 351142

Please find enclosed your decision notice in respect of the above proposal.

Should you wish to discuss the contents of the notice, including any matters arising under the conditions included therein, please contact me.

Your attention is drawn to any conditions which require compliance prior to the commencement of the development or have a specified time limit specified thereon.

For further information including fees on the discharge of conditions please follow this link:-
<https://www.bracknell-forest.gov.uk/planning-and-building-control/planning/planning-applications/planning-conditions>

Yours faithfully

Katie Andrews

Principal Planning Officer
Planning
email Katie.Andrews@bracknell-forest.gov.uk
Direct Line 01344 351142

PLACE DIRECTORATE

Bracknell Forest Council, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
www.bracknell-forest.gov.uk

Enc.

BRACKNELL FOREST COUNCIL
PLACE DIRECTORATE
Time Square, Market Street, Bracknell, Berkshire RG12 1JD
Telephone (01344) 352000 DX 33611
Jo Male Assistant Director: Planning

Town and Country Planning Act 1990 (As Amended)

PLANNING PERMISSION

Mr Ben Borthwick
1 Fore Street Avenue
London
EC2Y 9DT

APPLICANT: Mrs Jean Mulovi

DESCRIPTION: Proposed construction of a new roundabout and associated works.

LOCATION: Junction Of Waterloo Road, Old Wokingham Road and Peacock Lane Wokingham
Berkshire

APPLICATION NO: 24/00802/FUL

DECISION DATE: 25th February 2026

The Bracknell Forest Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990 (as amended), **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.
02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details: -

Highways Site Location WMHP-TG-PL-DR-HI-0012/P01
Highways General Arrangement WMHP-TG-PL-DR-HI-0002 rev P07
Highways Cross Section WMHP-TG-PL-DR-HI-0106 rev P02
Highways Cross Section WMHP-TG-PL-DR-HI-0107 rev P02
Highways Cross Section WMHP-TG-PL-DR-HI-0108 rev P02
Highways Plan Alignment WMHP-TG-PL-DR-HI-0101 rev P02
Highways Plan and Profile WMHP-TG-PL-DR-HI-0102 rev P03
Highways Plan and Profile WMHP-TG-PL-DR-HI-0104 rev P02
Highways Plan and Profile WMHP-TG-PL-DR-HI-0103 rev P02
Highways Proposed Drainage Layout WMHP-TG-PL-DR-DD-0502 rev P03
Highways Proposed Lighting WMHP-TG-PL-DR-DD-1301 rev P03
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0121 rev P03
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0122 rev P02
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0123 rev P02
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0124 rev P02
Road Safety Audit Stage 1 Response Report WMHP-TG-PL-RP-HI-0003 with Designer's
Response and Overseeing Organisation's Response.
Lighting Technical Note WMHP-TG-PL-RP-HI-1301 rev P03

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. Prior to the installation of the lighting a detailed lighting design (including street lighting, illuminated signs; bollards; schedules; connection proposals; lighting-specific risk assessments; temporary lighting provisions and the inclusion of cowls/rear lighting shields) shall be submitted to and approved in writing by the Local Planning Authority. The detailed lighting design shall be generally in accordance with drawing Highways Proposed Lighting reference WMHP-TG-PL_DR-HI-1301 rev P03 dated September 2025) and Lighting Technical Note reference WMHP-TG-PL-RP-HI-1301 rev P03 dated September 2025 and shall be in accordance with the 'Developer Guide Street Lighting Specification for works carried out under Section 38/278 Developments' Version 12 Sep 24 and lighting shall have a DNO electrical connection. The detailed lighting design shall also consider how existing overhead utilities will need to be amended and/or undergrounded in order that both the lighting and utilities can be safely maintained.

Wherever possible any newly laid or undergrounded utilities should follow the principle already established on Peacock Lane and Waterloo Road with utilities being routed within/below hard surfaced areas rather than within verge areas.

The installation of lamp columns, associated infrastructure and underground services (cables) shall be undertaken under arboricultural supervision and be detailed within an arboricultural method statement and all relevant tree protections measures (vertical protective fencing/ground protection measures are to be illustrated on a tree protection plan(s) specific to the lighting scheme. Within the ancient woodland/ancient woodland buffer zone, the removal of existing hard surfacing i.e. footpath and underlying foundations shall be limited to removal with hand tools only. Beyond exiting footpath foundations, any excavations into soft ground (soil) shall be undertaken with compressed air tools (air spade) and soil vacuum machinery only to limit harm to underlying tree roots and soils.

The detailed lighting design shall be implemented as approved prior to the development coming into use and shall be retained and operated in accordance with the approved details thereafter.

REASON: In the interests of highway safety, protection of ancient woodland and biodiversity.
[Relevant Policies: Bracknell Forest Local Plan Policies: LP25, LP53, LP54]

04. No clearance works or development activities shall take place until an Arboricultural Method Statement and Tree Protection Plan specific to this scheme has been submitted and approved in writing by the Local Planning Authority. The Tree Protection Plans and Arboricultural Method Statement shall be written and produced in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations and include the following particulars:

a) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan.

b) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision). All trees to be removed shall be clearly identified on these plans with a dashed outline (or similar) and a tree removal schedule included within accompanying Arboricultural Method Statement. All Tree Protection Plans shall have a plan key that clearly identifies all elements of that plan (tree protections measures, services, road, footpaths, lighting columns etc).

c) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:2010 Tree Work Recommendations. Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

d) The details and positions of the tree protection barriers and ground protection measures identified separately where required for different phases of development activity (e.g. tree felling operations/vegetation clearance, demolition, construction, hard and soft landscaping operations). The Tree Protection Barriers and ground protection measures must be installed prior to each development phase commencing and remain in place, and undamaged for the duration of that phase. No works shall

take place on the next phase until the Tree Protection Barriers are repositioned for that phase and have been signed off by the project arboricultural clerk of works and Local Planning Authority. The tree protection measures shall include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

e)The details and positions of the Construction Exclusion Zones shall be clearly illustrated on the tree protection plan including notes regarding restrictions which apply to all tree protection areas/construction exclusion zones.

f)All tree protection plans shall have annotated minimum distances between protective barriers and trunks of retained trees and/or proximity to existing structures at regular intervals.

g)The details and positions of the underground service runs including existing and proposed overhead and underground utility services including associated structures (e.g. manhole covers, meters, access points, vertical supports).

h)The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA of any retained tree, including those on neighbouring or nearby ground.

i)The details of any special engineering required to prevent damage to structures by retained trees in connection with foundations, bridging, hard/soft landscape surfacing), including supporting cross section construction diagrams.

j)The details of the working methods to be employed with the demolition of structures and surfacing within or adjacent to the RPA's of retained trees.

k)The details of the working methods to be employed for the installation of hard surfaces within the RPA's of retained trees within the ancient woodland buffer zone in accordance with the principles of "No-Dig" construction.

l)The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

m)The details of the working methods to be employed with regard to site logistics and storage, parking arrangements including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity to protect on/off site trees, NERC (BAP) and Ancient Woodland and its buffer zone

n)An auditable system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision (such as, but not limited to, tree felling, clearance operations, phased installation of vertical ground protection measures, installation of over head and underground services, lamp columns), and a list of all contact details for the relevant parties. For each site-specific event identified within the arboricultural method statement and in order to comply with the approved tree protection and monitoring scheme, a copy of the signed report (including photographic evidence) shall be forwarded to the Local Authority.

The development shall thereafter proceed in all respects in accordance with the approved scheme.

Nothing shall be stored or placed in any fenced area (construction exclusion zone) in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53, LP54]

05. The protective fencing and other protection measures specified by condition 04 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be the correct approved structure/s, maintained fully intact and (in the case of the fencing/ barriers) upright, in its approved locations at all times, until the completion of all development related works on the site. Where phased tree protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures i.e. ground protection have been repositioned/installed for that phase in full accordance with the approved details. No activity of any description must occur within the root protection at any time within these areas including but not restricted to the following: -

a)All soft ground within the ancient woodland buffer zone is to be protected with vertical tree protection fencing all times. The only exception to this during the installation of underground utilities where it has been demonstrated there are no other feasible areas to install/relocate them and any incursion shall be

specifically detailed within the arboricultural method statement and phased tree protection measures (temporary re alignment of vertical protection fencing and installation of ground protection) shall be illustrated upon the tree protection plans.

b) No mixing of cement or any other materials.

c) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.

d) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.

e) Soil/turf stripping, raising/lowering/cultivation of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.

f) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting unless detailed within the arboricultural method statement and approved in writing by the LPA.

g) Parking/use of tracked or wheeled machinery or vehicles of any description.

h) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.

i) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.

j) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.

k) No mechanical excavation within the buffer zone of the ancient woodland. All excavations are limited to hand tools only.

l) Notice of commencement of works - For the purposes of condition compliance, the site owners and /or any appointed persons acting on their behalf, must give a minimum of 7 days advance written notice to the Local Planning Authority of the commencement of any development works on site.

If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade to minimum depth of 500 mm below the existing ground level. If any root protection area becomes contaminated (ie.cement/oil/hydraulic fluid),all site activity will cease until suitable soil decontamination measures have been agreed in writing with the LPA.

Reason: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53, LP54]

06. No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be appropriate to the scale and duration of the works and shall include:

a) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.

b) Details of induction and personnel awareness of on site arboricultural matters.

c) Identification of individual responsibilities of those carrying out the development and key personnel.

d) Statement of delegated powers.

e) Timing and methods of site visiting and record keeping, including updates.

f) Procedures for dealing with variations and incidents.

g) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.

REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53]

07. In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs A and B below shall have effect until the expiration of 5 years from the date of planning consent.

A) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and

particulars, without the prior written approval of the local planning authority. All tree works shall be carried out in accordance with the current BS 3998:1989 Recommendation for tree work.

B) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: The existing trees represent an important amenity which the Local Planning Authority considers should be preserved.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53]

08. The development shall not be brought into use until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting season following the completion of the development and retained thereafter in accordance with the approved details.

Hard landscaping - These details shall include a detailed hard landscape specification and supporting plan(s) to a recognised scale illustrating the proposed positions, dimensions, materials and finished levels of means of enclosures (e.g. embankments, fences, vehicular and pedestrian access; hard surfaces (e.g. footpaths); water features (SUDS); existing and proposed overhead and underground utility services including associated structures (e.g. manhole covers, meters, access points, vertical supports); ditches, drains and other earthworks (e.g. land profiling/grading, excavations/soil mounding).

Where proposed hard surfaces/structures/ground levels are to be altered within, or introduced into the root protection areas of retained on/off-site trees, scaled cross-section construction drawings and supporting method statement will be required to support the hard landscape plan/specifications and arboricultural method statement and supporting tree protection plans.

B) Soft landscaping - These details shall include; A) a detailed soft landscaping plan to a recognised scale clearly illustrating the location of all trees/shrubs/hedges/plants to be planted, including the replacement planting for TPO tree T11 and areas of turf to be laid; B) a detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or programme of the planting of all trees/shrubs/hedges/plants. This specification shall include details of ground preparation/cultivation within and adjacent to root protection areas of retained on/off-site trees, and other operations associated with, tree/shrub/ hedge/plant establishment. Where trees are to be planted in hard landscape areas, details of tree pits will be required supported by scaled cross section construction diagrams.

If within a period of five years from the date of the planting of any tree/shrub/hedge/plant shown on the approved plan(s), or any tree/shrub/hedge/plant in replacement for it is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective, another tree/shrub/hedge/plant of the same species and size as that originally planted, shall be planted in the immediate vicinity.

Any imported topsoil for backfilling must be natural (not reclaimed) topsoil conforming to BS 3882:2015 Specification for topsoil. All subsoil must be natural (not reclaimed) conforming to BS 8601:2013 Specification for subsoil and requirements for use.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area.

Relevant Policies - Local Plan LP 28, LP 36, LP 53)

09. No topsoil or subsoil shall be imported to the site until details have been submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that:

a) all imported topsoil is natural (not reclaimed, manufactured, screened or blended from recycled or waste-derived materials such as such as demolition arisings, crushed brick/concrete, composted green waste or similar) and conforms to BS 3882:2015 Specification for topsoil, and;

b) all imported subsoil is natural (not reclaimed, manufactured, screened or blended from recycled or waste-derived materials such as such as demolition arisings, crushed brick/concrete, composted green waste or similar) and conforms to BS 8601:2013 Specification for subsoil and requirements for use.

The submitted details shall include supplier certificates of conformity and laboratory test reports from a UKAS-accredited laboratory evidencing compliance with the relevant British Standards, with sampling and testing undertaken in accordance with those Standards. Only the approved soils shall be imported and used on site.

Reason: To protect ancient woodland and priority deciduous habitat from soil contamination and inappropriate nutrient/propagule inputs (invasive species), thereby safeguarding biodiversity, soil ecology and ecosystem function.

Relevant Policies - Local Plan LP 53 , LP 54).

10. The development shall not be brought into use until a Landscape Management Plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of ten years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping.

Reason: To ensure the long-term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area

Relevant Policies - Local Plan L53 and LP54

11. The development shall not be brought into use until a scheme shall be submitted that advises how the veteran tree T110 will be removed and reconstructed with its new location shown clearly on a plan, and details and the location of trees that are proposed to be veteranised. The details shall advise when these works will take place and shall be fully carried out in accordance with the approved details.

Reason: To provide compensation for the removal of a veteran tree.

Relevant Policies- Local Plan LP 53 , LP 54)

12. No drainage works shall take place until full details of the Drainage System in accordance with the agreed drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

This shall include:

i) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data

ii) Details of groundwater impacts on SuDS features, mitigation measures and evidence that groundwater levels will not affect the operation and stability of SuDS features.

iii) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

The development shall be carried out in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

13. Prior to the reinstatement works occurring, full details of works to reinstate the existing drainage network proposed to be retained within the red line boundary shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and evidence confirming the completion of the works shall be submitted to the Local Planning Authority for approval.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

14. Prior to practical completion, a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted and approved (in writing) by the Local Planning Authority. This shall include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms and cover systems.

Evidence of the maintenance of ditch into which discharge of surface water is proposed under riparian ownership responsibilities shall also be submitted.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.
[Relevant Plans and policies: BFLP LP 57]

15. The development shall not be brought into use until details of how the surface water drainage system (inclusive of flood mitigation measures) shall be maintained and managed after completion of the roundabout have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be complied with in full. The details shall include confirmation of a management body, required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and to ensure that minimal amounts of pollutants will reach the surrounding woodlands.
REASON: To ensure that the site is properly drained and does not increase the risk of flooding
[Relevant Plans and policies: BFLP LP 53, 54, 57]
16. No development shall take place, until details of a scheme (Construction Environmental Method Statement) for the enabling works (including site clearance, tree and vegetation removal, and the relocation of existing utilities), to control the environmental/construction effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures (where applicable) in relation to:-
- (i) the control of noise
 - (ii) the control of dust, smell and other effluvia
 - (iii) the control of surface water run-off
 - (iv) the proposed method of piling for foundations (if any)
 - (v) proposed construction and demolition working hours
 - (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
 - (vii) Location of the access for demolition and construction vehicles;
 - (viii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
 - (ix) Details of the parking of vehicles of site operatives and visitors;
 - (x) Areas for loading and unloading of plant and materials;
 - (xi) Areas for the storage of plant and materials used in constructing the development;
 - (xiii) Location of any temporary portacabins and welfare buildings for site operatives;
 - (xv) Details of any external lighting of the site;
 - (xvi) Measures to prevent ground and water pollution from contaminants on-site;
 - (xvii) Details of wheel-washing facilities;
 - (xviii) Measures to minimise the pollution potential of unavoidable waste;
 - (xix) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
 - (xx) details of measures to mitigate the impact of demolition and construction activities on ecology in line with the ecological impact assessment; and
 - (xxi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.
 - (xxii) Tree protection details comprising of A) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan, and B) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision).

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition, protection of trees and construction phases and the amenities of the area.
(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).

17. No development shall take place, other than enabling works including tree removal, until details of a scheme (Construction Environmental Method Statement) to control the environmental/construction effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures in relation to:-

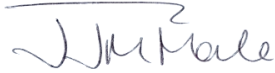
- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of surface water run-off
- (iv) the proposed method of piling for foundations (if any)
- (v) proposed construction and demolition working hours
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- (vii) Location of the access for demolition and construction vehicles;
- (viii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (ix) Details of the parking of vehicles of site operatives and visitors;
- (x) Areas for loading and unloading of plant and materials;
- (xi) Areas for the storage of plant and materials used in constructing the development;
- (xiii) Location of any temporary portacabins and welfare buildings for site operatives;
- (xv) Details of any external lighting of the site;
- (xvi) Measures to prevent ground and water pollution from contaminants on-site;
- (xvii) Details of wheel-washing facilities;
- (xviii) Measures to minimise the pollution potential of unavoidable waste;
- (xix) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xx) details of measures to mitigate the impact of demolition and construction activities on ecology in line with the ecological impact assessment; and
- (xxi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.
- (xxii) Tree protection details comprising of A) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan, and B) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision).

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition, protection of trees and construction phases and the amenities of the area.

(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).

18. Prior to the roundabout being brought into first use full details of the installation of at least 8 bat boxes, 8 bird boxes, and log piles, with their location clearly shown on plan, shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented prior to the roundabout becoming operational.
(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).
19. No development shall commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:
 - (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP and any changes to those to be notified to the Local Planning Authority within 21 days of the changes occurring;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the habitat creation and enhancement works set out in the HMMP; and
 - (e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority,
 has been submitted to, and approved in writing by, the Local Planning Authority.
 Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy LP53.



Jo Male
Assistant Director: Planning

Informative(s)

01. Development may not be begun unless:
(a) either:
(i) a biodiversity gain plan for that overall development has been submitted to the planning authority; and
(ii) the planning authority has approved that plan;
(b) or:
(i) a biodiversity gain plan for the overall development has been approved;
(ii) permission has been granted on an application made under section 731; and
(iii) the earlier biodiversity gain plan for that overall development is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.
02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
03. The applicant is advised that there is a requirement to enter into an agreement with the Bracknell Forest Council as Highway Authority for construction of the junction and associated works.
04. The applicant is advised that the following conditions require discharging prior to commencement of development: 4, 5, 6, 12, 16, 17, 19

Details required prior to development being brought into use: 8, 10, 11, 15, 18

Details required before certain works occur: 3, 13, 14

No details are required to be submitted in relation to the following conditions; however, they are required to be complied with: 1, 2, 6, 7, 9

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

Notes for Applicants

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development, to grant it subject to conditions, or to refuse a submission pursuant to a condition(s), then you can appeal to the Secretary of State for Communities and Local Government under section 78 of the Town and Country Planning Act 1990. If you want to appeal, then you must do so within a specified period (see note 1 below). Appeals must be made using a form which can be obtained from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (This form cannot be obtained from the local planning authority), or on line at www.planningportal.gov.uk/pes.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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 he 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 Borough Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

1. Consent to Display Advertisements or Refusal of Consent to Display Advertisements

- a) The regulations provide that every grant of express consent shall be for a fixed period which shall be no longer than *five* years from the date of grant of the consent and, if no period is specified, the consent shall have effect as consent for five years.
- b) A person who displays an advertisement in contravention of the regulations will be liable, on summary conviction, of an offence under section 224(3) of the Town and Country Planning Act 1990 (as amended), to a fine of an amount not exceeding level 3 on the standard scale and, in the case of a continuing offence, one tenth of level 3 on the standard scale for each day during which the offence continues after conviction.
- c) The regulations provide that every grant of express consent shall be for a fixed period which shall not be longer than five years from the date of grant of consent and, if no period is specified, the consent shall have effect as consent for *five* years.

2. Listed Building Consent or Refusal of Listed building Consent

Appeals to the Secretary of State

- a) If you are aggrieved by the decision of your local planning authority to refuse consent for the proposed development or to grant it subject to conditions, then you appeal to the Secretary of State for Communities and Local Government under section 20 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1991. An appeal must be lodged within 6 months of the date of this notice.

Purchase Notices

If either the local planning authority or the Secretary of State refuses Listed Building Consent or grants it subject to conditions, the owner may claim that he 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 works which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Borough Council. This notice will require the Borough Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note 1:

If this is a decision to refuse planning permission for a householder application, and you want to appeal against your local planning authority's decision then you must do so within 12 weeks of the date of this notice.

In all other cases if you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice. Appellants seeking an inquiry are asked to give the Planning Inspectorate and local planning authority at least 10 days' notice that they intend to submit an inquiry appeal.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of an appeal.

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 Bracknell Forest Borough Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024;
 - or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or
 - iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).
 - 4.2 Development below the de minimis threshold, meaning development which:
 - i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
 - ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).
 - 4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.
 - 4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).
 - 4.5 Self and Custom Build Development, meaning development which:
 - i) consists of no more than 9 dwellings;
 - ii) is carried out on a site which has an area no larger than 0.5 hectares; and
 - iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).
 - 4.6 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

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 for the content and approval of Biodiversity Gain Plans.

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.

The effect of section 73D of the Town and Country Planning Act 1990

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.

FILE COPY

BRACKNELL FOREST COUNCIL PLACE DIRECTORATE

Time Square, Market Street, Bracknell, Berkshire RG12 1JD

Telephone (01344) 352000 DX 33611

Jo Male Assistant Director: Planning

Town and Country Planning Act 1990 (As Amended)

PLANNING PERMISSION

Mr Ben Borthwick
1 Fore Street Avenue
London
EC2Y 9DT

APPLICANT: Mrs Jean Mulovi

DESCRIPTION: Proposed construction of a new roundabout and associated works.

LOCATION: Junction Of Waterloo Road, Old Wokingham Road and Peacock Lane Wokingham
Berkshire

APPLICATION NO: 24/00802/FUL

DECISION DATE: 25th February 2026

The Bracknell Forest Council as the Local Planning Authority hereby give notice that, in pursuance of the Town and Country Planning Act 1990 (as amended), **PERMISSION** has been **GRANTED** for the carrying out of the development referred to above in accordance with the application and plans submitted subject to compliance with the following conditions:-

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

02. The development hereby permitted shall be carried out only in accordance with the following approved plans and other submitted details: -

Highways Site Location WMHP-TG-PL-DR-HI-0012/P01
Highways General Arrangement WMHP-TG-PL-DR-HI-0002 rev P07
Highways Cross Section WMHP-TG-PL-DR-HI-0106 rev P02
Highways Cross Section WMHP-TG-PL-DR-HI-0107 rev P02
Highways Cross Section WMHP-TG-PL-DR-HI-0108 rev P02
Highways Plan Alignment WMHP-TG-PL-DR-HI-0101 rev P02
Highways Plan and Profile WMHP-TG-PL-DR-HI-0102 rev P03
Highways Plan and Profile WMHP-TG-PL-DR-HI-0104 rev P02
Highways Plan and Profile WMHP-TG-PL-DR-HI-0103 rev P02
Highways Proposed Drainage Layout WMHP-TG-PL-DR-DD-0502 rev P03
Highways Proposed Lighting WMHP-TG-PL-DR-DD-1301 rev P03
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0121 rev P03
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0122 rev P02
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0123 rev P02
Highways Vehicle Tracking WMHP-TG-PL-DR-HI-0124 rev P02
Road Safety Audit Stage 1 Response Report WMHP-TG-PL-RP-HI-0003 with Designer's Response and Overseeing Organisation's Response.

REASON: To ensure that the development is carried out only as approved by the Local Planning Authority.

03. Prior to the installation of the lighting a detailed lighting design (including street lighting, illuminated signs; bollards; schedules; connection proposals; lighting-specific risk assessments; temporary lighting provisions and the inclusion of cowls/rear lighting shields) shall be submitted to and approved in writing by the Local Planning Authority. The detailed lighting design shall be generally in accordance with drawing Highways Proposed Lighting reference WMHP-TG-PL_DR-HI-1301 rev P03 dated September 2025) and Lighting Technical Note reference WMHP-TG-PL-RP-HI-1301 rev P03 dated September 2025 and shall be in accordance with the 'Developer Guide Street Lighting Specification for works carried out under Section 38/278 Developments' Version 12 Sep 24 and lighting shall have a DNO electrical connection. The detailed lighting design shall also consider how existing overhead utilities will need to be amended and/or undergrounded in order that both the lighting and utilities can be safely maintained.

Wherever possible any newly laid or undergrounded utilities should follow the principle already established on Peacock Lane and Waterloo Road with utilities being routed within/below hard surfaced areas rather than within verge areas.

The installation of lamp columns, associated infrastructure and underground services (cables) shall be undertaken under arboricultural supervision and be detailed within an arboricultural method statement and all relevant tree protections measures (vertical protective fencing/ground protection measures are to be illustrated on a tree protection plan(s) specific to the lighting scheme. Within the ancient woodland/ancient woodland buffer zone, the removal of existing hard surfacing i.e. footpath and underlying foundations shall be limited to removal with hand tools only. Beyond exiting footpath foundations, any excavations into soft ground (soil) shall be undertaken with compressed air tools (air spade) and soil vacuum machinery only to limit harm to underlying tree roots and soils.

The detailed lighting design shall be implemented as approved prior to the development coming into use and shall be retained and operated in accordance with the approved details thereafter.

REASON: In the interests of highway safety, protection of ancient woodland and biodiversity.
[Relevant Policies: Bracknell Forest Local Plan Policies: LP25, LP53, LP54]

04. No clearance works or development activities shall take place until an Arboricultural Method Statement and Tree Protection Plan specific to this scheme has been submitted and approved in writing by the Local Planning Authority. The Tree Protection Plans and Arboricultural Method Statement shall be written and produced in accordance with British Standard 5837:2012 Trees in relation to design, demolition and construction - recommendations and include the following particulars:

a) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan.

b) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision). All trees to be removed shall be clearly identified on these plans with a dashed outline (or similar) and a tree removal schedule included within accompanying Arboricultural Method Statement. All Tree Protection Plans shall have a plan key that clearly identifies all elements of that plan (tree protections measures, services, road, footpaths, lighting columns etc).

c) A schedule of tree works for all the retained trees in paragraphs A and B above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS 3998:2010 Tree Work Recommendations. Written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

d) The details and positions of the tree protection barriers and ground protection measures identified separately where required for different phases of development activity (e.g. tree felling operations/vegetation clearance, demolition, construction, hard and soft landscaping operations). The

Tree Protection Barriers and ground protection measures must be installed prior to each development phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase and have been signed off by the project arboricultural clerk of works and Local Planning Authority. The tree protection measures shall include appropriate weatherproof tree protection area signage (such as "Keep Out - Construction Exclusion Zone") securely fixed to the outside of the protective fencing structure at regular intervals.

e) The details and positions of the Construction Exclusion Zones shall be clearly illustrated on the tree protection plan including notes regarding restrictions which apply to all tree protection areas/construction exclusion zones.

f) All tree protection plans shall have annotated minimum distances between protective barriers and trunks of retained trees and/or proximity to existing structures at regular intervals.

g) The details and positions of the underground service runs including existing and proposed overhead and underground utility services including associated structures (e.g. manhole covers, meters, access points, vertical supports).

h) The details of any changes in levels or the position of any proposed excavations within 5 metres of the RPA of any retained tree, including those on neighbouring or nearby ground.

i) The details of any special engineering required to prevent damage to structures by retained trees in connection with foundations, bridging, hard/soft landscape surfacing), including supporting cross section construction diagrams.

j) The details of the working methods to be employed with the demolition of structures and surfacing within or adjacent to the RPA's of retained trees.

k) The details of the working methods to be employed for the installation of hard surfaces within the RPA's of retained trees within the ancient woodland buffer zone in accordance with the principles of "No-Dig" construction.

l) The details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

m) The details of the working methods to be employed with regard to site logistics and storage, parking arrangements including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity to protect on/off site trees, NERC (BAP) and Ancient Woodland and its buffer zone

n) An auditable system of arboricultural site monitoring, including a schedule of specific site events requiring input or supervision (such as, but not limited to, tree felling, clearance operations, phased installation of vertical ground protection measures, installation of over head and underground services, lamp columns), and a list of all contact details for the relevant parties. For each site-specific event identified within the arboricultural method statement and in order to comply with the approved tree protection and monitoring scheme, a copy of the signed report (including photographic evidence) shall be forwarded to the Local Authority.

The development shall thereafter proceed in all respects in accordance with the approved scheme.

Nothing shall be stored or placed in any fenced area (construction exclusion zone) in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written approval of the Local Planning Authority.

REASON: In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53, LP54]

05. The protective fencing and other protection measures specified by condition 04 shall be erected in the locations agreed in writing by the Local Planning Authority prior to the commencement of any development works, including any initial clearance, and shall be the correct approved structure/s, maintained fully intact and (in the case of the fencing/ barriers) upright, in its approved locations at all times, until the completion of all development related works on the site. Where phased tree protection measures have been approved, no works shall commence on the next phase of the development until the protective fencing barriers and other protective measures i.e. ground protection have been repositioned/installed for that phase in full accordance with the approved details. No activity of any description must occur within the root protection at any time within these areas including but not restricted to the following: -

- a) All soft ground within the ancient woodland buffer zone is to be protected with vertical tree protection fencing all times. The only exception to this during the installation of underground utilities where it has been demonstrated there are no other feasible areas to install/relocate them and any incursion shall be specifically detailed within the arboricultural method statement and phased tree protection measures (temporary re alignment of vertical protection fencing and installation of ground protection) shall be illustrated upon the tree protection plans.
- b) No mixing of cement or any other materials.
- c) Storage or disposal of any soil, building materials, rubble, machinery, fuel, chemicals, liquids waste residues or materials/debris of any other description.
- d) Siting of any temporary structures of any description including site office/sales buildings, temporary car parking facilities, porta-loos, storage compounds or hard standing areas of any other description.
- e) Soil/turf stripping, raising/lowering/cultivation of existing levels, excavation or alterations to the existing surfaces/ ground conditions of any other description.
- f) Installation/siting of any underground services, temporary or otherwise including; drainage, water, gas, electricity, telephone, television, external lighting or any associated ducting unless detailed within the arboricultural method statement and approved in writing by the LPA.
- g) Parking/use of tracked or wheeled machinery or vehicles of any description.
- h) No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the local planning authority.
- i) No fires shall be lit within 20 metres of the trunks of any trees or the centre line of any hedgerow shown to be retained.
- j) No signs, cables, fixtures or fittings of any other description shall be attached to any part of any retained tree.
- k) No mechanical excavation within the buffer zone of the ancient woodland. All excavations are limited to hand tools only.
- l) Notice of commencement of works - For the purposes of condition compliance, the site owners and /or any appointed persons acting on their behalf, must give a minimum of 7 days advance written notice to the Local Planning Authority of the commencement of any development works on site.

If any of the root protection areas or areas set aside for tree/plant /shrub planting on or adjacent to the development site become compacted through direct or indirect development activity, they must be de compacted by hand operated tools only i.e. an Air spade to minimum depth of 500 mm below the existing ground level. If any root protection area becomes contaminated (ie.cement/oil/hydraulic fluid),all site activity will cease until suitable soil decontamination measures have been agreed in writing with the LPA.

Reason: - In order to safeguard trees and other vegetation considered to be worthy of retention in the interests of the visual amenity of the area.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53, LP54]

06. No works or development shall take place until a scheme of supervision for the arboricultural protection measures has been submitted to and approved in writing by the Local Planning Authority. This scheme shall be appropriate to the scale and duration of the works and shall include:
- a) Details of a representative from the Local Authority to be invited to attend the pre start meeting with the Applicant's Arboricultural Consultant.
 - b) Details of induction and personnel awareness of on site arboricultural matters.
 - c) Identification of individual responsibilities of those carrying out the development and key personnel.
 - d) Statement of delegated powers.
 - e) Timing and methods of site visiting and record keeping, including updates.
 - f) Procedures for dealing with variations and incidents.
 - g) Details of how copies of site inspection records are to be supplied to the local authority's Arboricultural team to help monitor tree protection measures.
- REASON: To ensure that the tree(s) are not damaged or otherwise adversely affected by building operations.
- [Relevant Policies: Bracknell Forest Local Plan Policies: LP53]

07. In this condition a "retained tree" is an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs A and B below shall have effect until the expiration of 5 years from the date of planning consent.

A) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned in any manner, be it branches, stems or roots, other than in accordance with the approved plans and particulars, without the prior written approval of the local planning authority. All tree works shall be carried out in accordance with the current BS 3998:1989 Recommendation for tree work.

B) If any retained tree is cut down, uprooted, destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

Reason: The existing trees represent an important amenity which the Local Planning Authority considers should be preserved.

[Relevant Policies: Bracknell Forest Local Plan Policies: LP53]

08. The development shall not be brought into use until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority. All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting season following the completion of the development and retained thereafter in accordance with the approved details.

Hard landscaping - These details shall include a detailed hard landscape specification and supporting plan(s) to a recognised scale illustrating the proposed positions, dimensions, materials and finished levels of means of enclosures (e.g. embankments, fences, vehicular and pedestrian access; hard surfaces (e.g. footpaths); water features (SUDS); existing and proposed overhead and underground utility services including associated structures (e.g. manhole covers, meters, access points, vertical supports); ditches, drains and other earthworks (e.g. land profiling/grading, excavations/soil mounding).

Where proposed hard surfaces/structures/ground levels are to be altered within, or introduced into the root protection areas of retained on/off-site trees, scaled cross-section construction drawings and supporting method statement will be required to support the hard landscape plan/specifications and arboricultural method statement and supporting tree protection plans.

B) Soft landscaping - These details shall include; A) a detailed soft landscaping plan to a recognised scale clearly illustrating the location of all trees/shrubs/hedges/plants to be planted, including the replacement planting for TPO tree T11 and areas of turf to be laid; B) a detailed written soft landscape specification detailing the quantity, density, size, species, position and the proposed time or programme of the planting of all trees/shrubs/hedges/plants. This specification shall include details of ground preparation/cultivation within and adjacent to root protection areas of retained on/off-site trees, and other operations associated with, tree/shrub/ hedge/plant establishment. Where trees are to be planted in hard landscape areas, details of tree pits will be required supported by scaled cross section construction diagrams.

If within a period of five years from the date of the planting of any tree/shrub/hedge/plant shown on the approved plan(s), or any tree/shrub/hedge/plant in replacement for it is removed, uprooted, destroyed, dies, or becomes seriously damaged or defective, another tree/shrub/hedge/plant of the same species and size as that originally planted, shall be planted in the immediate vicinity.

Any imported topsoil for backfilling must be natural (not reclaimed) topsoil conforming to BS 3882:2015 Specification for topsoil. All subsoil must be natural (not reclaimed) conforming to BS 8601:2013 Specification for subsoil and requirements for use.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area.

Relevant Policies - Local Plan LP 28, LP 36, LP 53)

09. No topsoil or subsoil shall be imported to the site until details have been submitted to and approved in writing by the Local Planning Authority (LPA) demonstrating that:

a) all imported topsoil is natural (not reclaimed, manufactured, screened or blended from recycled or waste-derived materials such as such as demolition arisings, crushed brick/concrete, composted green waste or similar) and conforms to BS 3882:2015 Specification for topsoil, and;

b)all imported subsoil is natural (not reclaimed, manufactured, screened or blended from recycled or waste-derived materials such as such as demolition arisings, crushed brick/concrete, composted green waste or similar) and conforms to BS 8601:2013 Specification for subsoil and requirements for use.

The submitted details shall include supplier certificates of conformity and laboratory test reports from a UKAS-accredited laboratory evidencing compliance with the relevant British Standards, with sampling and testing undertaken in accordance with those Standards. Only the approved soils shall be imported and used on site.

Reason: To protect ancient woodland and priority deciduous habitat from soil contamination and inappropriate nutrient/propagule inputs (invasive species), thereby safeguarding biodiversity, soil ecology and ecosystem function.

Relevant Policies - Local Plan LP 53 , LP 54).

10. The development shall not be brought into use until a Landscape Management Plan including long-term design objectives, management responsibilities and maintenance schedules for a minimum period of ten years shall be submitted to and approved in writing by the Local Planning Authority. The plan shall cover any areas of existing landscaping, including woodlands, and all areas of proposed landscaping.

Reason: To ensure the long-term management of the landscaped setting of the development and to ensure it contributes positively to the visual amenities of the area

Relevant Polices - Local Plan L53 and LP54

11. The development shall not be brought into use until a scheme shall be submitted that advises how the veteran tree T110 will be removed and reconstructed with its new location shown clearly on a plan, and details and the location of trees that are proposed to be veteranised. The details shall advise when these works will take place and shall be fully carried out in accordance with the approved details.

Reason: To provide compensation for the removal of a veteran tree.

Relevant Policies- Local Plan LP 53 , LP 54)

12. No drainage works shall take place until full details of the Drainage System in accordance with the agreed drainage strategy has been submitted to and approved in writing by the Local Planning Authority.

This shall include:

i) Calculations demonstrating the drainage design can accommodate the design rainfall using FEH rainfall data

ii)Details of groundwater impacts on SuDS features, mitigation measures and evidence that groundwater levels will not affect the operation and stability of SuDS features.

iii) Full details of all components of the proposed drainage system including dimensions, locations, gradients, invert and cover levels, headwall details, planting (if necessary) and drawings as appropriate taking into account the groundwater table.

The development shall be carried out in accordance with the approved details.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

13. Prior to the reinstatement works occurring, full details of works to reinstate the existing drainage network proposed to be retained within the red line boundary shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and evidence confirming the completion of the works shall be submitted to the Local Planning Authority for approval.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.

[Relevant Plans and policies: BFLP LP 57]

14. Prior to practical completion, a verification report, appended with substantiating evidence demonstrating the agreed/approved construction details and specifications have been implemented, shall be submitted and approved (in writing) by the Local Planning Authority. This shall include photos of excavations and soil profiles/horizons, any placement of tanking, crating, connecting pipe work, hydrobrakes or control mechanisms and cover systems.

Evidence of the maintenance of ditch into which discharge of surface water is proposed under riparian ownership responsibilities shall also be submitted.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding.
[Relevant Plans and policies: BFLP LP 57]

15. The development shall not be brought into use until details of how the surface water drainage system (inclusive of flood mitigation measures) shall be maintained and managed after completion of the roundabout have been submitted to and approved in writing by the Local Planning Authority. The agreed details shall be complied with in full. The details shall include confirmation of a management body, required maintenance activities with expected frequency, with site specific assessments included to demonstrate that health and safety has been fully considered in the design and to ensure that minimal amounts of pollutants will reach the surrounding woodlands.

REASON: To ensure that the site is properly drained and does not increase the risk of flooding
[Relevant Plans and policies: BFLP LP 53, 54, 57]

16. No development shall take place, until details of a scheme (Construction Environmental Method Statement) for the enabling works (including site clearance, tree and vegetation removal, and the relocation of existing utilities), to control the environmental/construction effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures (where applicable) in relation to:-

- (i) the control of noise
- (ii) the control of dust, smell and other effluvia
- (iii) the control of surface water run-off
- (iv) the proposed method of piling for foundations (if any)
- (v) proposed construction and demolition working hours
- (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
- (vii) Location of the access for demolition and construction vehicles;
- (viii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
- (ix) Details of the parking of vehicles of site operatives and visitors;
- (x) Areas for loading and unloading of plant and materials;
- (xi) Areas for the storage of plant and materials used in constructing the development;
- (xiii) Location of any temporary portacabins and welfare buildings for site operatives;
- (xv) Details of any external lighting of the site;
- (xvi) Measures to prevent ground and water pollution from contaminants on-site;
- (xvii) Details of wheel-washing facilities;
- (xviii) Measures to minimise the pollution potential of unavoidable waste;
- (xix) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
- (xx) details of measures to mitigate the impact of demolition and construction activities on ecology in line with the ecological impact assessment; and
- (xxi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.
- (xxii) Tree protection details comprising of A) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan, and B) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision).

The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition, protection of trees and construction phases and the amenities of the area.

(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).

17. No development shall take place, other than enabling works including tree removal, until details of a scheme (Construction Environmental Method Statement) to control the environmental/construction effects of the demolition and/or construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include measures in relation to:-
- (i) the control of noise
 - (ii) the control of dust, smell and other effluvia
 - (iii) the control of surface water run-off
 - (iv) the proposed method of piling for foundations (if any)
 - (v) proposed construction and demolition working hours
 - (vi) hours during the construction and demolition phase when delivery vehicles, or vehicles taking materials, are permitted to enter or leave the site.
 - (vii) Location of the access for demolition and construction vehicles;
 - (viii) Routing of construction traffic (including directional signage and appropriate traffic management measures);
 - (ix) Details of the parking of vehicles of site operatives and visitors;
 - (x) Areas for loading and unloading of plant and materials;
 - (xi) Areas for the storage of plant and materials used in constructing the development;
 - (xiii) Location of any temporary portacabins and welfare buildings for site operatives;
 - (xv) Details of any external lighting of the site;
 - (xvi) Measures to prevent ground and water pollution from contaminants on-site;
 - (xvii) Details of wheel-washing facilities;
 - (xviii) Measures to minimise the pollution potential of unavoidable waste;
 - (xix) Measures to dispose of unavoidable waste in an environmentally acceptable manner;
 - (xx) details of measures to mitigate the impact of demolition and construction activities on ecology in line with the ecological impact assessment; and
 - (xxi) Details of a monitoring regime to demonstrate compliance with the CEMP including timings for reports to be submitted to the Local Planning Authority.
 - (xxii) Tree protection details comprising of A) A British Standard compliant Tree Survey Schedule with reference numbers corresponding with trees in the tree protection plan, and B) Tree Protection plan(s) to a recognised scale (1:250 @ A1) and level of accuracy appropriate to the proposal accurately plotting A) the trunk positions and canopy spreads of all existing trees within the site and on adjoining land adjacent to the development within influencing distance of the development and B) the minimum 'Root Protection Areas' of retained on/off site trees calculated in accordance with BS 5837 (2012) recommendations (or any subsequent revision).

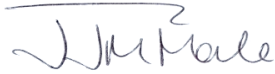
The approved Construction Environmental Management Plan shall be adhered to throughout the demolition and construction period.

REASON: To mitigate and control environmental effects during the demolition, protection of trees and construction phases and the amenities of the area.

(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).

18. Prior to the roundabout being brought into first use full details of the installation of at least 8 bat boxes, 8 bird boxes, and log piles, with their location clearly shown on plan, shall be submitted to and approved in writing with the Local Planning Authority. The approved details shall be implemented prior to the roundabout becoming operational.
(Relevant Policies and Plan: BFLP Policies LP 25, LP 53 LP 58).
19. No development shall commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the Biodiversity Gain Plan and including:
- (a) a non-technical summary;
 - (b) the roles and responsibilities of the people or organisation(s) delivering the HMMP and any changes to those to be notified to the Local Planning Authority within 21 days of the changes occurring;
 - (c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - (d) the management measures to maintain habitat in accordance with the Biodiversity Gain Plan for a period of 30 years from the completion of the habitat creation and enhancement works set out in the HMMP; and

(e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority, has been submitted to, and approved in writing by, the Local Planning Authority.
Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy LP53.



Jo Male
Assistant Director: Planning

Informative(s)

01. Development may not be begun unless:
 - (a) either:
 - (i) a biodiversity gain plan for that overall development has been submitted to the planning authority; and
 - (ii) the planning authority has approved that plan;
 - (b) or:
 - (i) a biodiversity gain plan for the overall development has been approved;
 - (ii) permission has been granted on an application made under section 731; and
 - (iii) the earlier biodiversity gain plan for that overall development is regarded as approved under section 73(2C) and (2D) for the purpose of the permission granted under section 73.
02. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.
03. The applicant is advised that there is a requirement to enter into an agreement with the Bracknell Forest Council as Highway Authority for construction of the junction and associated works.
04. The applicant is advised that the following conditions require discharging prior to commencement of development: 4, 5, 6, 12, 16, 17, 19

Details required prior to development being brought into use: 8, 10, 11, 15, 18

Details required before certain works occur: 3, 13, 14

No details are required to be submitted in relation to the following conditions; however, they are required to be complied with: 1, 2, 6, 7, 9

This is a **PLANNING** permission. Before beginning any development you may also need separate permission(s) under the Building Regulations or other legislation. It is your responsibility to check that there are no covenants or other restriction that apply to your property. If in doubt consult your solicitor or other representative. A statement of the applicant's rights is set out overleaf.

APPLICATION DECIDED AT COMMITTEE
Conditions/Reasons Checked
AUTHORISATION TO ISSUE DECISION NOTICE

Authorised By:

Date: