

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 260139

Location: Riseley Farm, Part Lane, Swallowfield, Wokingham, RG7 1TB

Proposal: Full application for the proposed erection of a barn for equestrian use following demolition of existing barn.

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 numbered P20, P21, P22 and P24 received by the local planning authority on 20th January 2026 and P23 P1 received by the local planning authority on 27th March 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

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

3. External materials

Prior to the above ground construction of the building hereby permitted, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Compliance with existing detailed biodiversity method statements, strategies, plans and schemes

Works are to be carried out in full accordance with the recommendations and biodiversity enhancements given in paragraph 5.16 to paragraph 5.25 in the submitted Preliminary Ecological Appraisal, January 2026 by Crossland Ecology unless otherwise agreed in writing by the council. Within one month of substantial completion a short closing-out report demonstrating that the ecological mitigation

and enhancement measures have been implemented to the satisfaction of the Owner's Ecologist is to be issued to the council.

Reason: To ensure that biodiversity, protected (as per the NPPF), and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure or kill great crested newts; damage or destroy a breeding or resting place; deliberately obstruct access to a resting or sheltering place. Planning approval for a development does not provide a defence against prosecution under these acts. Should great crested newts be found at any stages of the development works, then all works should cease, and Natural England should be contacted for advice.

3. The site lies within Flood Zone 3 and is identified as being at potential risk of groundwater and pluvial flooding. In this instance, the LLFA provides standing advice only. Matters relating to fluvial flood risk and the acceptability of development within Flood Zone 3 fall within the remit of the Environment Agency, and the applicant is advised to seek their agreement, including any Flood Risk Assessment requirements.

4. The following recommendations are provided due to the location of the site within an amber impact risk zone and the proximity of the development to 2 ponds, which the applicant can use to further reduce the likelihood of impacting GCN if they wish to:

- Any trenches left overnight should be covered or provided

with ramps to prevent GCN from becoming trapped.

- Any building material should be stored in pallets or on an

area of hardstanding to discourage GCN from using them as shelter. • Any demolition materials should be stored in skips or similar containers rather than in piles on the ground and should be removed from the site each day where possible.

Recommendation and conditions/reasons agreed: *MC*

Date: 27.03.2026

REMEMBER - The earliest date for a decision on this application is: **11 February 2026**