



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr David Wetherill
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Application Number: 250655
Applicant Name: The Owner and/or Occupier
Site Address: Land at and to the rear of 238 and 240 Nine Mile Ride, Finchampstead, RG40 3QD
Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 211889 (approved under appeal ref. APP/X0360/W/22/3295631 dated 13/12/2022) for the erection of 26 no. dwellings and associated infrastructure, landscaping and demolition of existing dwellings. Details of appearance, landscaping, layout and scale to be considered.
Date of Decision: 19 June 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby approves the reserved matters as stated in the application and the accompanying plans submitted to the Council subject to the compliance with the following conditions, the reasons for which are specified hereunder

Conditions and Reasons

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 211889 allowed at appeal on 13.12.2022 which conditions shall remain in full force and effect save in so far they are expressly affected or varied by this permission.

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.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered below received by the local planning authority. The development shall be

carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority:

Location Plan 230122A L 01 01
Existing Site Plan 230122A L 01 02
Constraints Plan 230122A L 01 03
Proposed Site Layout 230122A L 02 01 A
Boundary Treatments 230122A L 02 02 A
House Types 230122A L 02 03 A
Parking Layout 230122A L 02 04 A
Bike Store & Bin Collection 230122A L 02 05 A
Electric Vehicle Charging Point 230122A L 02 06 A
Air Source Heat Pump 230122A L 02 07 A
Management Plan and Public Open Space 230122A L 02 08 A
Permeability Plan 230122A L 02 09 A
Management Company Land 230122A L 02 10 A
Landscape General Arrangement Plan 1 of 2 230122A L 03 01 A
Landscape General Arrangement Plan 2 of 2 230122A L 03 02 A
Softworks Plan 1 of 3 230122A L 04 01 A
Softworks Plan 2 of 3 230122A L 04 02 A
Softworks Plan 3 of 3 230122A L 04 03 A
Softworks - Eastern Boundary Edge 230122A L 04 10 B
Typical Timber Fence 230122A D 03 01
Typical Post and Wire Fence 230122A D 03 02
Typical 1800mm Brick Wall 230122A D 03 03
Typical 1200mm Brick Wall 230122A D 03 04
Typical Sawn Timber Fence 230122A D 03 05
Typical Sawn Timber Fence with Mesh 230122A D 03 06
Typical Close Board Timber Fencing 230122A D 03 07 A
Typical Retaining Brick Wall with 1100mm Brick Wall 230122A D 03 08 Typical
Retaining Wall with Close Board Timber Fencing 230122A D 03 09 A
Typical Retaining Wall with Railing 230122A D 03 10
Typical Retaining Brick Wall with Sawn Timber Fence 230122A D 03 11 Typical
Retaining Brick Wall with 1800mm Brick Wall 230122A D 03 12 Typical Timber
Bollard 230122A D 03 13
Typical Hedgerow Planting 230122A D 04 02
Typical Ornamental Planting 230122A D 04 03
Typical Tree Pit Hard 230122A D 04 04
Typical Tree Pit Soft 230122A D 04 05
CP 01 – Single Carport Floor Plans & Elevations 230122A CP 01
CP 02 – Twin Carport Floor Plans & Elevations 230122A CP 02
House Type A - Floor Plans 230122A HT A 01 01
House Type A – Elevations 230122A HT A 02 01
House Type B - Floor Plans (AS) 230122A HT B 01 01
House Type B - Floor Plans (OPP) 230122A HT B 01 02
House Type B - Elevations (AS) 230122A HT B 02 01
House Type B - Elevations (OPP) 230122A HT B 02 02
House Type C - Floor Plans 230122A HT C 01 01
House Type C – Elevations 230122A HT C 02 01
House Type D - Floor Plans 230122A HT D 01 01
House Type D - Elevations Plots 02, 03 & 05 230122A HT D 02 01

House Type D - Elevations Plots 01 & 04 230122A HT D 02 02
 House Type E - Floor Plans (AS) 230122A HT E 01 01
 House Type E - Floor Plans (OPP) 230122A HT E 01 02
 House Type E - Elevations (AS) Plots 13, 15 & 16 230122A HT E 02 01 House Type
 E - Elevations (OPP) Plots 12 & 14 230122A HT E 02 02 House Type E - Elevations
 (OPP) Plot 11 230122A HT E 02 03
 House Type E - Elevations (AS) Plot 16 230122A HT E 02 04
 House Type F - Floor Plans 230122A HT F 01 01
 House Type F - Elevations Plots 7 – 10 230122A HT F 02 01
 House Type F - Elevations Plot 6 230122A HT F 02 02
 Proposed Street Scenes 230122A SE 02 01
 Proposed Landscape Site Sections 230122A SE 02 02
 Illustrative Layout 230122A G 02 100
 Garden Measurements 230122A SK 240815 A
 Design & Access Statement Addendum 230122A R 02 02
 Design and Access Statement 230122A R 02 01
 Soft Landscape Schedule 230122A R 04 01 A
 Detailed Specification in respect of the Open Space 230122A R 04 02 A Detailed
 Specification in respect of Estate Roads 230122A R 04
 03
 Development Visuals 230122A R 06

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. Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of and visitors to the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Prior to the first occupation of the development, a Parking Management Plan for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and ensuring parking is in line with the approved parking plan

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDL policies CC07 and TB20

5. The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: To protect the residential amenity and to ensure that dwellings are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

6. All hard and soft landscape works as set out in the condition 2, including plan references 230122A L 03 01 A, 230122A L 03 02 A (Landscape General Arrangement Plans), 230122A L 04 01 A, 230122A L 04 02 A, 230122A L 04 03 A (Softworks Plans), 230122A L 04 10B (Eastern Boundary Edge) and Soft Landscape Schedule shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

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

7. No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

8. Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

9. Before the development hereby permitted is commenced, 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 soapproved details.

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

10. Prior to the installation of the Air Source Heat Pumps (ASHPs), specification details shall be submitted to and approved in writing by the local planning authority. The details shall specify the design and appearance of the ASHPs and shall identify

all nearby noise sensitive receptors and the provisions to be made for the control of noise emanating from the plant to be installed as part of the development. The approved scheme shall then be fully implemented prior to the occupation of the building(s).

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), no buildings, extensions or alterations permitted by Classes A, B, C, E and F of Part 1 of the Second Schedule of the 1995 Order (or any order revoking and reenacting that order with or without modification) shall be carried out.

Reason: To safeguard the character of the area and residential amenity of neighbouring properties, in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), no gates, walls, fences or barriers shall be erected on site.

Reason: To assist in the integration of the development into character and community of the area. Relevant policy: Core Strategy policies CP1 & CP3, and Wokingham Borough Design Guide Supplementary Planning Document.

13. All bathroom and ensuite windows of the development hereby permitted shall be fitted with obscure glass and shall be permanently so retained. The windows shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so retained.

Reason: To ensure privacy to all bathrooms and ensuites, and to safeguard

the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), the garage accommodations on the site identified on the approved plans shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Reason: To ensure the development has adequate off street parking.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), the rear single storey flat roof forms on Plots 6-10 (as shown on

the plans hereby approved in condition 2) shall not be used for the purposes of a terrace/balcony or outdoor amenity, nor shall the principle 'bedroom 1' windows be replaced with doors to facilitate such a purpose.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

16. Prior to the commencement of the development hereby permitted, details of secure and covered bin storage areas for the dwellings shall be submitted to and approved in writing by the local planning authority. The bin storage areas and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

17. The development hereby approved shall be built in accordance with the sustainability measures set out in the Sustainability & Energy Statement from BlueSky Unlimited dated 4th September 2023.

Reason: To ensure sustainability measures are incorporated to mitigate climate change.

Informatives

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

2. The road leading to the houses must be built to adoptable standards to ensure a kerbside collection can take place. If the road is not built to adoptable standards, the WBC contractor will need to be granted indemnity from any damage to the road. The branches on the retained trees must be clear of the dustcart. The houses will be storing a 180 litre wheeled bin for rubbish, in some circumstances a 240 litre bin. Please refer in full to our Rubbish and Recycling Guidance for Developers

document <https://www.wokingham.gov.uk/rubbish-andrecycling/>

waste-collection/wasteinformation-developer

3. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense,

then full engineering details must be agreed with the Highway Authority at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under Section 38 of the Highways Act 1980.

4. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

5. Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption

6. It is the responsibility of the property owner or company carrying out the work to make sure they've complied with the relevant legislation and Health and Safety Executive (HSE) guidance, e.g. HS (G)47. In practice, this means that whoever is carrying out the work MUST obtain gas mains location information and/or maps showing the indicative position of the gas network before any work takes place. To avoid injury to yourself, your employees, colleagues and the general public you MUST suitably mark the position of the pipes on site. HS(G)47 outlines best practice that should be followed to ensure you work safely: 1. Plan the work, obtain maps. 2. Detecting, identifying and marking underground services. 3. Safe excavation and safe digging practices.

7. This permission should be read in conjunction with the legal agreement for the outline application ref: 211889 under section 106 of the Town and Country Planning Act dated 23rd November 2022, the obligations in which relate to this development.

8. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

9. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

10. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of boundary treatments. The decision to grant planning

permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 19 June 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).