

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 23/06/2025

Application Number: 250399

Parish: Wokingham Without

Location: Land at phase 2b of the South Wokingham SDL

Proposal: Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Recommendation: Conditional Approval

Conditions and Reasons

Hybrid Application Compliance

1. Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 191068 (dated 24 July 2024), which conditions shall remain in full force and effect save in so far as 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.

Timescale

2. 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).

Approved details

3. This permission is in respect of plan no's listed below. The development hereby permitted shall be carried out in accordance with the approved drawings and documents listed unless otherwise agreed pursuant to the requirements of the attached conditions or otherwise agreed in writing by the Local Planning Authority.

Plan / Drawing Title	Reference
Proposed Presentation Layout	P1914.R10.00-AL
Proposed Planning Layout	P1914.R10.01-AM
Proposed Materials Layout	P1914.R10.02-AE
Proposed Storey Heights Layout	P1914.R10.03-W
Proposed Tenure Plan	P1914.R10.04-X

Proposed Parking Layout	P1914.R10.05-AE
Proposed Refuse Strategy Layout	P1914.R10.06-X
Proposed Enclosures Layout	P1914.R10.07-Y
Proposed Cycle Parking Strategy Layout	P1914.R10.13-V
Proposed Layout with Parameter Plan Overlay	P1914.R10.14-T
Proposed Layout with Character Area Overlay	P1914.R10.16-R
Carport	P1914.CP.101
Entrance Wall, Plans & Elevations	P1914.EW.101 R10
Single Garages Plans and Elevations	P1914.GAR.101
Double Garage Plan and Elevations	P1914.GAR.102
Double Garage Plan and Elevations	P1914.GAR.103
Double Garage Plan and Elevations	P1914.GAR.104
Sub Station, Plans & Elevations	P1914.SUB.101 R10
Type L467 - Style 2, Elevations - Brick	P1914.L473.102 - A
Type L467 - Style 2, Floor & Roof Plans	P1914.L473.101 - A
Type L467 - Style 5, Elevations - Render	P1914.L467.104 - A
Type L467 - Style 5, Floor & Roof Plans	P1914.L467.103 - A
Type L467 - Style 2, Elevations - Brick	P1914.L467.102 - A
Type L467 - Style 2, Floor & Roof Plans	P1914.L467.101 - A
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.104
Type L461 - Style 2, Elevations - Tile Hung	P1914.L461.103 - A
Type L461 - Style 2, Elevations - Brick	P1914.L461.102 - A
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.101 - A
Type L456 - Style 4, Elevations - Brick	P1914.L456.108
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.107
Type L456 - Style 2, Elevations - Brick	P1914.L456.106
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.105
Type L456 - Style 4, Elevations - Brick	P1914.L456.104 - A
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.103 - A
Type L456 - Style 2, Elevations - Brick	P1914.L456.102 - A
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.101 - A
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.109
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.108
Type L454 - Style 4, Elevations - Brick	P1914.L454.107 - A
Type L454 - Style 4, Floor & Roof Plans	P1914.L454.106 - A
Type L454 - Style 5, Elevations - Brick	P1914.L454.105 - A
Type L454 - Style 5, Floor & Roof Plans	P1914.L454.104 - A
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.103 - A
Type L454 - Style 2, Elevations - Brick	P1914.L454.102 - A
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.101 - A
Type L368 - Style 4, Elevations - Brick	P1914.L368.119
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.118
Type L368 - Style 2, Elevations - Brick	P1914.L368.117
Type L368 - Style 2, Floor & Roof Plans	P1914.L368.116
Type L368 - Style 1, Elevations - Render	P1914.L368.115
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.114
Type L368 - Style 1, Elevations - Render	P1914.L368.113
Type L368 - Style 1, Elevations - Brick	P1914.L368.112
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.111
Type L368 - Style 4, Elevations - Brick	P1914.L368.110 - A

Type L368 - Style 4, Floor & Roof Plans	P1914.L368.109 - A
Type L368 - Style 2, Elevations - Brick	P1914.L368.108 - A
Type L368 - Style 2, Floor & Roof Plans	P1914.L368.107 - A
Type L368 - Style 1, Elevations - Render	P1914.L368.106 - A
Type L368 - Style 1, Elevations - Brick	P1914.L368.105 - A
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.104 - A
Type L368 - Style 1, Elevations - Render	P1914.L368.103 - A
Type L368 - Style 1, Elevations - Brick	P1914.L368.102 - A
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.101 - A
Type L367 - Style 4, Elevations - Brick	P1914.L367.104
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.103
Type L367 - Style 4, Elevations - Render	P1914.L367.102 - A
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.101 - A
Type L363A - Style 5, Elevations - Brick	P1914.L363A.102 - A
Type L363A - Style 5, Floor & Roof Plans	P1914.L363A.101 - A
Type L363 - Style 5, Elevations - Brick	P1914.L363.102 - A
Type L363 - Style 5, Floor & Roof Plans	P1914.L363.101 - A
Type L362 - Style 2, Elevations - Render	P1914.L362.104 - A
Type L362 - Style 4, Floor & Roof Plans	P1914.L362.103 - A
Type L362 - Style 2, Elevations - Brick	P1914.L362.102 - A
Type L362 - Style 2, Floor & Roof Plans	P1914.L362.101 - A
Type L361 - Style 4, Elevations - Render	P1914.L361.110
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.109
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.108
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.107
Type L361 - Style 4, Elevations - Render	P1914.L361.106 - A
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.104 - A
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.103 - A
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.102 - A
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.101 - A
Type L360 - Style 5, Elevations - Render	P1914.L360.114
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.113
Type L360 - Style 4, Elevations - Render	P1914.L360.112
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.111
Type L360 - Style 4, Elevations - Brick	P1914.L360.110 - A
Type L360 - Style 5, Elevations - Render	P1914.L360.109 - A
Type L360 - Style 5, Elevations - Brick	P1914.L360.108 - A
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.107 - A
Type L360 - Style 4, Elevations - Render	P1914.L360.106 - A
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.105 - A
Type L360 - Style 4, Elevations - Brick	P1914.L360.104 - A
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.103 - A
Type L360 - Style 2, Elevations - Brick	P1914.L360.102 - A
Type L360 - Style 2, Floor & Roof Plans	P1914.L360.101 - A
Type L358A - Style 5, Elevations - Brick	P1914.L358A.109
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.108
Type L358A - Style 5, Elevations - Render	P1914.L358A.107
Type L358A - Style 5, Elevations - Brick	P1914.L358A.106
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.105
Type L358A - Style 5, Elevations - Brick	P1914.L358A.104

Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.103
Type L358A - Style 5, Elevations - Brick	P1914.L358A.102
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.101
Type L358 - Style 5, Elevations - Brick	P1914.L358.121
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.120
Type L358 - Style 5, Elevations - Brick	P1914.L358.119
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.118
Type L358 - Style 4, Elevations - Brick	P1914.L358.117
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.116
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.115
Type L358 - Style 5, Elevations - Render	P1914.L358.114 - A
Type L358 - Style 5, Elevations - Brick	P1914.L358.113 - A
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.112 - A
Type L358 - Style 5, Elevations - Brick	P1914.L358.111 - A
Type L358 - Style 5, Floor & Roof Plans	P1914.L358.110 - A
Type L358 - Style 4, Elevations - Brick	P1914.L358.109 - A
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.108 - A
Type L358 - Style 4, Elevations - Brick	P1914.L358.107 - A
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.106 - A
Type L358 - Style 2, Elevations - Tile Hung	P1914.L358.105 - A
Type L358 - Style 2, Elevations - Brick	P1914.L358.104 - A
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.103 - A
Type L358 - Style 2, Elevations - Brick	P1914.L358.102 - A
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.101 - A
Type L356 - Style 4, Elevations - Render	P1914.L356.108
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.107
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.106
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.105
Type L356 - Style 4, Elevations - Render	P1914.L356.104 - A
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.103 - A
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.102 - A
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.101 - A
Type L255A - Style 4, Plans & Elevations - Rnd	P1914.L255A.101 - A
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.111
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.110
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.109
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.108
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.107 - A
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.106 - A
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.105 - A
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.104 - A
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.103 - A
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.102 - A
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.101 - A
Type D - Style 1, Elevations - Brick	P1914.D.104
Type D - Style 1, Floor & Roof Plans	P1914.D.103
Type D - Style 1, Elevations - Brick	P1914.D.102 - A
Type D - Style 1, Floor & Roof Plans	P1914.D.101 - A
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.108-B
R10-Block 7 - Style4, Rear Elevation	P1914.BLK7.107-B

R10-Block 7 - Style4, Side Elevation	P1914.BLK7.106-B
R10-Block 7 - Style4, Front Elevation	P1914.BLK7.105-B
R10-Block 7 - Style4, Roof Plan	P1914.BLK7.104-B
R10-Block 7 - Style4, Second Floor Plan	P1914.BLK7.103-B
R10-Block 7 - Style4, First Floor Plan	P1914.BLK7.102-B
R10-Block 7 - Style4, Ground Floor Plan	P1914.BLK7.101-B
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.108-B
R10-Block 6 - Style4, Rear Elevation	P1914.BLK6.107-B
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.106-B
R10-Block 6 - Style4, Front Elevation	P1914.BLK6.105-B
R10-Block 6 - Style4, Roof Plan	P1914.BLK6.104-B
R10-Block 6 - Style4, Second Floor Plan	P1914.BLK6.103-B
R10-Block 6 - Style4, First Floor Plan	P1914.BLK6.102-B
R10-Block 6 - Style4, Ground Floor Plan	P1914.BLK6.101-B
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.108-B
R10-Block 5 - Style1, Rear Elevation	P1914.BLK5.107-B
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.106-B
R10-Block 5 - Style1, Front Elevation	P1914.BLK5.105-B
R10-Block 5 - Style1, Roof Plan	P1914.BLK5.104-C
R10-Block 5 - Style1, Second Floor Plan	P1914.BLK5.103-B
R10-Block 5 - Style1, First Floor Plan	P1914.BLK5.102-B
R10-Block 5 - Style1, Ground Floor Plan	P1914.BLK5.101-B
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.109-B
R10-Block 4 - Style3, Rear Elevation	P1914.BLK4.108-D
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.107-D
R10-Block 4 - Style3, Front Elevation	P1914.BLK4.106-B
R10-Block 4 - Style3, Roof Plan	P1914.BLK4.105-A
R10-Block 4 - Style3, Third Floor Plan	P1914.BLK4.104-C
R10-Block 4 - Style3, Second Floor Plan	P1914.BLK4.103-B
R10-Block 4 - Style3, First Floor Plan	P1914.BLK4.102-B
R10-Block 4 - Style3, Ground Floor Plan	P1914.BLK4.101-B
R10-Block 3 - Style3, Rear Elevation	P1914.BLK3.108-C
R10-Block 3 - Style3, Side Elevations	P1914.BLK3.107-C
R10-Block 3 - Style3, Front Elevation	P1914.BLK3.106-C
R10-Block 3 - Style3, Roof Plan	P1914.BLK3.105-C
R10-Block 3 - Style3, Third Floor Plan	P1914.BLK3.104-C
R10-Block 3 - Style3, Second Floor Plan	P1914.BLK3.103-C
R10-Block 3 - Style3, First Floor Plan	P1914.BLK3.102-C
R10-Block 3 - Style3, Ground Floor Plan	P1914.BLK3.101-C
R10-Block 2 - Style3, Rear Elevation	P1914.BLK2.108-C
R10-Block 2 - Style3, Side Elevations	P1914.BLK2.107-C
R10-Block 2 - Style3, Front Elevation	P1914.BLK2.106-C
R10-Block 2 - Style3, Roof Plan	P1914.BLK2.105-C
R10-Block 2 - Style3, Third Floor Plan	P1914.BLK2.104-C
R10-Block 2 - Style3, Second Floor Plan	P1914.BLK2.103-C
R10-Block 2 - Style3, First Floor Plan	P1914.BLK2.102-C
R10-Block 2 - Style3, Ground Floor Plan	P1914.BLK2.101-C
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.109-B
R10-Block 1 - Style1, Rear Elevation	P1914.BLK1.108-B
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.106-B

R10-Block 1 - Style1, Front Elevation	P1914.BLK1.106-B
R10-Block 1 - Style1, Roof Plan	P1914.BLK1.105-B
R10-Block 1 - Style1, Third Floor Plan	P1914.BLK1.104-B
R10-Block 1 - Style1, Second Floor Plan	P1914.BLK1.103-B
R10-Block 1 - Style1, First Floor Plan	P1914.BLK1.102-B
R10-Block 1 - Style1, Ground Floor Plan	P1914.BLK1.101-B
Type B1 - Style 1, Elevations - Brick	P1914.B1.104
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.103
Type B1 - Style 1, Elevations - Brick	P1914.B1.102
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.101
Type AL41 - Style 4, Elevations - Render	P1914.AL41.104
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.103
Type AL41 - Style 4, Elevations - Render	P1914.AL41.102
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.101
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.110
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.109
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.108
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.107 - A
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.106 - A
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.105 - A
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.104 - A
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.103 - A
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.102 - A
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.101 - A
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.102 - A
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.101 - A
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.106-A
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.105-A
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.104-B
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.103-B
Type AL32A - Style 2, Plans & Elevations - Tile	P1914.AL32A.102 - A
Type AL32A - Style 2, Plans & Elevations - Brk	P1914.AL32A.101 - A
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.104
Type AL32 - Style 4, Plans & Elevations - Brk	P1914.AL32.103
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.102 - A
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.101 - B
Type AL24A - Style 4, Plans & Elevations - Brick	P1914.AL24A.102
Type AL24A - Style 4, Plans & Elevations - Brk	P1914.AL24A.101 - A
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.104
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.103
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.102 - A
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.101 - A
Type A - Style 1, Elevations - Render	P1914.A.109
Type A - Style 1, Floor & Roof Plans	P1914.A.108
Type A - Style 1, Elevations - Render	P1914.A.107
Type A - Style 1, Floor & Roof Plans	P1914.A.106
Type A - Style 1, Elevations - Render	P1914.A.105 - A
Type A - Style 1, Floor & Roof Plans	P1914.A.104 - A
Type A - Style 1, Elevations - Render	P1914.A.103 - A
Type A - Style 1, Elevations - Brick	P1914.A.102 - A

Type A - Style 1, Floor & Roof Plans	P1914.A.101 - A
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.104
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.103
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.102 - A
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.101 - A
Landscape Plans	
Landscape Masterplan	P24-2114_EN_001C
Civils	
Drainage Strategy	A389-R10-RM-501 C
Surface Water Catchment Plan	A389-R10-RM-505 A
Foul Water Catchment Plan	A389-R10-RM-506 A
Exceedance Route Plan	A389-R10-RM-507 A
Pumping Station General Arrangement	A389-R10-RM-520 A
Other	
Walking and Cycling Strategy	A389-091 P6
Site Waste Management Plan	18324 dated 3 rd February 2025
Affordable Housing Scheme	Phase 2b, Parcel R10, South Wokingham Strategic Development Location Affordable Housing Scheme dated June 2025

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.

- No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR137, or a 'Further Licence') and with the proposals detailed on plan "Parcel R10 Land at Phase 2b: Impact plan for great crested newt District Licensing (Version 1)", dated 21st May 2025.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

- No development hereby permitted shall take place unless and until a certificate from the Delivery Partner (as set out in the District Licence WML-OR137, or a 'Further Licence'), confirming that all necessary measures regarding great crested newt compensation have been appropriately dealt with, has been submitted to and approved by the planning authority and the authority has provided authorisation for the development to proceed under the district newt licence.

The delivery partner certificate must be submitted to this planning authority for approval prior to the commencement of the development hereby approved.

Reason: In order to adequately compensate for negative impacts to great crested newts, and in line with section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

6. No development hereby permitted shall take place except in accordance with Part 1 of the Great Crested Newt Mitigation Principles, as set out in the District Licence (WML-OR137, or a 'Further Licence') and in addition in compliance with the following:
- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the Great Crested Newt Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the Organisational Licence (WMLOR137, or a 'Further Licence'), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

7. Prior to first occupation of the development, details of the measures to secure bicycles within the proposed cycle storage sheds shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the type and specification of cycle stands or fixings, their location within the sheds, and how they will provide secure and accessible storage for future occupants. The approved cycle security measures shall be implemented in full prior to first occupation and shall be retained thereafter

Reason: To ensure the provision of safe, secure, and accessible cycle storage in accordance with the sustainable transport objectives of the NPPF and Wokingham Borough Core Strategy Policies CP1, CP6 & CP21; and Managing Development Delivery Local Plan policy CC07 Parking & Appendix 2; and the South Wokingham SDL SPD.

8. Prior to the first occupation of any dwelling served by a balcony, details of the design, materials, and finish of the balcony enclosures shall be submitted to and approved in writing by the Local Planning Authority. The enclosures shall be implemented in accordance with the approved details prior to the first occupation of the relevant dwelling(s) and shall be retained and maintained thereafter for the lifetime of the development.

Reason: To ensure a high standard of design and appearance in the interests of visual amenity, and to secure appropriate materials and detailing in accordance with Policy CP3 of the Wokingham Borough Core Strategy and the National Planning Policy Framework (NPPF).

9. Prior to the first occupation of any dwelling hereby permitted (excluding flats), a minimum of one water butt with a minimum capacity of 100 litres shall be installed and connected to the roof drainage system of each residential unit.

Reason: To support sustainable water management and reduce surface water runoff in accordance with Policies CC03 and CC10 of the Wokingham Borough Council Local Plan and the Borough Design Guide SPD.

10. The development shall be carried out in accordance with the noise mitigation measures as set out in Appendix E of the submitted Noise Assessment produced by phlorum (report ref: 13253(NV) V2 dated 14.02.2025

Reason: To protect the amenities of future occupants from adverse noise impacts, in accordance with Policy CP1 and CP3 of the Wokingham Borough Core Strategy and the National Planning Policy Framework (NPPF).

11. The development shall be carried out in accordance with the energy use and carbon reduction measures as set out in the submitted Energy Statement produced by Energy and Design entitled "Development at Parcel R10, Phase 2b of South Wokingham" dated 07/02/2025.

Reason: In the interests of promoting sustainable forms of development in accordance with NPPF, Wokingham Borough Core Strategy Policy CP1; Managing Development Delivery Local Plan Policies CC04 & CC05; the Sustainable Design and Construction Supplementary Planning Document (2010) and the South Wokingham Strategic Development Location Supplementary Planning Document (2011).

Recommendation and conditions/reasons agreed:



Connor Corrigan – Head of Strategic Development
Date: 23/06/25

Informatives

Reason for approval

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

Relevant policies

2. You are advised, in compliance with The Town and Country Planning [Development Management Procedure] [England] Order 2010 that the following policies and/or proposals in the development plan are relevant to this decision:

National Planning Policy Framework

National Design Guide

National Planning Practice Guidance

Core Strategy (CS)

- CP1 - Sustainable Development
- CP2 - Inclusive Communities
- CP3 - General Principles for Development
- CP4 - Infrastructure Requirements
- CP5 - Housing Mix, Density and Affordability
- CP6 - Managing Travel Demand
- CP7 - Biodiversity
- CP8 - Thames Basin Heaths Special Protection Area
- CP9 - Scale and Location of Development Proposals
- CP10 - Improvements to the Strategic Transport Network.
- CP17 - Housing Delivery

MDD Local Plan (MDD Managing Development Delivery Local Plan)

- CC01 - Presumption in Favour of Sustainable Development
- CC02 - Development Limits
- CC03 - Green Infrastructure, Trees and Landscaping
- CC04 - Sustainable Design and Construction
- CC05 - Renewable Energy and Decentralised Energy Networks
- CC06 - Noise
- CC07 - Parking
- CC08 - Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
- CC09 - Development and Flood Risk
- CC10 - Sustainable Drainage
- TB05 - Housing Mix
- TB07 - Internal Space Standards
- TB08 - Open Space, Sport and Recreational Facilities Standards
- TB12 - Employment Skills Plan
- TB21 - Landscape Character
- TB23 - Biodiversity and Development
- TB24 - Designated Heritage Assets
- TB25 - Archaeology

Other

Borough Design Guide Supplementary Planning Document

Affordable Housing Supplementary Planning Document

Sustainable Design and Construction Supplementary Planning Document

South Wokingham Strategic Development Location SPD

South Wokingham Phase 2b Design Code (ref: P22-0345_G002J Dated February 2025)

3. 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 representations. This planning application has been the subject of positive and proactive discussions with the applicant in terms of: pre-application discussions; submission of additional information and revised plans to address issues raised by consultees and in representations; and extending the period for determination to allow issues to be addressed. 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.
4. The development hereby permitted is liable to pay the Community Infrastructure Levy. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. A revised Liability Notice will be issued if this amount changes. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development, failure to do this will result in penalty surcharges being added. For more information see - [Community Infrastructure Levy advice - Wokingham Borough Council](#). Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.
5. 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.
6. The applicant is advised that, in accordance with the requirements of the hybrid permission, details have been submitted with this reserved matters application pursuant to the following conditions: 6, 7, 12, 20, 24(i) & (ii), 30, 33, 34(ii), 40, 45, 53, 55, 58, 62, 65, and 66. Where appropriate, these details have either been approved and referenced under Condition 3 of this reserved matters approval, or a condition has been imposed requiring the development to be carried out in accordance with the submitted information. Where further updates

to the submitted details are required, this is identified in the accompanying report.

7. The applicant is advised that in accordance with the hybrid S106 obligations as set out under Schedule 1, Part 1, and Schedule 11, an Affordable Housing Scheme and an Employment Skills Strategy and Employment Skills Plan have been submitted alongside this reserved matters application.
8. The applicant is advised that the proposed Air Source Heat Pumps (ASHPs), identified as part of the submitted energy strategy to reduce carbon dioxide emissions, must be installed and operated in full accordance with the requirements of Condition 40 of the hybrid permission.

NatureSpace Informatives

9. It is recommended that the NatureSpace Best Practice Principles are considered and implemented where possible and appropriate.
10. It is recommended that the NatureSpace certificate is submitted to this planning authority at least 6 months prior to the intended commencement of any works on site.
11. It is essential to note that any works or activities whatsoever undertaken on site (including ground investigations, site preparatory works or ground clearance) prior to receipt of the written authorisation from the planning authority which permits the development to proceed under the District Licence (WML-OR137, or a 'Further Licence') are not licensed under the great crested newt District Licence. Any such works or activities have no legal protection under the great crested newt District Licence and if offences against great crested newts are thereby committed then criminal investigation and prosecution by the police may follow.
12. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those detailed in the planning condition above which refers to the NatureSpace great crested newt mitigation principles would give rise to separate criminal liability under the District Licence, requiring authorised developers to comply with the District Licence and (in certain cases) with the GCN Mitigation Principles (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (as amended) (for which the Police would be the enforcing authority).

Access and Security

13. The applicant is advised that an access and security strategy should be provided for the apartments detailing:

- Access Control: Access control measures for residents and visitors. Unrestricted access to apartment blocks must not be possible, and residential access should be controlled by a two-way audio visual system with remote access controls. No trade buttons should be present.
- Postage and Deliveries: Postal services must not have unrestricted access to private communal areas, and mail delivery should be provided within a secure lobby at the entrance to the building, or via secure "Through the wall" letterboxes, or external letter boxes
- Compartmentation: Proposals for compartmentation of the buildings so that residents only have access to parts of the building that they need to, as offenders have the potential to be both external and internal to the development. Secure lobbies should also be extended to each floor to enable effective compartmentation

Rear Access Footpaths

14. Where rear access footpaths are necessary to provide access to the rear gardens of properties, the routes should be gated to the front of the building line, and secured with a robust key operated lock, operable from both sides.

General

15. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

16. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

17. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

18. Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for

prior consent to the works, can be made to the Environmental Health and Licensing Manager.

DRAFT