

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250993
Site Address:	Parcel R9 Land at Phase 2b, of the South Wokingham SDL
Expiry Date:	8 August 2025
Site Visit Date:	27 May 2025
Proposal: Full planning application for the proposed erection of a temporary marketing suite building for a period of 3 years, including associated works to provide access from Waterloo Road; 8 No. parking spaces and associated lighting and landscaping. (Related planning application 250399).	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document South Wokingham SDL SPD

PLANNING HISTORY		
Application No.	Description	Decision & Date
251705	Application for advertisement consent for the proposed erection of 21 no. 8m high non-illuminated pole mounted flags.	To be Determined
191068	Hybrid planning application (part outline/ part detailed) comprising an outline application with all matters reserved except principal means of access to the highways for a mixed use development of up to 1434 dwellings, a two-form	Approved 19/07/2024

	entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection subject to condition
 SDL Landscape and Trees – No objection subject to condition
 SDL Ecology – No comment received
 SDL Highways – No objection subject to conditions
 WBC Ecology Newts – No objection subject to condition

REPRESENTATIONS

Wokingham Without Parish Council	No objection
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description: The application site comprises a parcel of greenfield land situated to the north of the roundabout at the junction of Waterloo Road and William Heelas Way. Vehicular access to the site is proposed from the north-eastern side of Waterloo Road.

Planning permission is sought for the installation of a temporary marketing suite on the site for a period of three years. The proposal includes the formation of a new access onto Waterloo Road, provision of eight car parking spaces, and dedicated cycle parking facilities.

It should be noted that a separate application (ref. 251705) has been submitted for the display of advertisements associated with the marketing suite. These advertisements do not form part of the current application and remain under consideration as part of the separate submission.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area: The application site is located at the junction of Waterloo Road and William Heelas Way, within the southern part of Wokingham. The surrounding area is undergoing significant transformation as part of the South Wokingham Strategic Development, which includes the delivery of approximately 2,500 new homes, two primary schools, local centres, and associated infrastructure.

The evolving character of the area reflects a transition from countryside to a planned residential community, supported by strategic infrastructure and landscape improvements.

Neighbouring Amenity: The proposed development is located in a remote setting with no adjoining residential or commercial properties. Due to its isolated position, there are no neighbouring occupiers who could be affected by the scale, siting, or use of the development. As such, it is considered that the proposal will have no significant adverse impact on neighbouring amenity.

Highway Access and Parking Provision: Additional information was requested by the WBC Highways team to enable the application to be approved without requiring further conditions to be discharged. While Highways raised no objection to the principle of the proposal, they initially recommended pre-commencement conditions relating to visibility splays, parking and turning areas, and cycle parking.

During the determination period, the applicant submitted further details addressing these concerns. Upon review, the WBC Highways team confirmed the information to be acceptable. As a result, conditions requiring compliance with the submitted plans and reports will be included in any approval.

Highways confirmed that the proposed car park signage, located approximately 7.0m from the edge of the carriageway, will not obstruct visibility for vehicles exiting the site. The proposed vehicle access is 5.0m wide and situated approximately 25m from the Waterloo Road / William Heelas Way roundabout, which is considered an appropriate separation distance.

The Local Highway Authority (LHA) raised no objection to the proposed marketing suite, noting that its trip generation would have a negligible impact on the surrounding road network. The provision of 8 car parking spaces is deemed acceptable, particularly as WBC Parking Standards do not specify requirements for housing showrooms.

The proposed parking bays measure 2.5m x 5.0m, with a 6.0m aisle width, in accordance with Wokingham's Parking Guidance (2011). Swept path analysis and visibility splay drawings submitted during the determination period were reviewed and found satisfactory. Cycle parking has also been provided and is considered acceptable.

Flooding and Drainage: The application site lies within Flood Zone 1, indicating a very low risk of fluvial flooding. However, the south-eastern corner is identified as having a low to medium risk of surface water flooding.

To support the application and reduce the need for additional drainage-related conditions, WBC Highways requested further details. In response, the applicant submitted a drainage note prepared by Abley Letchford (dated 07 August 2025), confirming that the proposal will utilise existing infrastructure.

Surface water from the parking bays and access road will be directed via an ACO channel into the adjacent kerb drainage, which connects to an underground pipe discharging into a nearby watercourse. This system can accommodate the calculated runoff. Additional measures include a water butt to collect roof runoff for plant watering and a walkway designed to drain into landscaped areas. Foul water will be managed via a self-contained septic unit with periodic tanker removal. The WBC Drainage Officer has reviewed the note and confirmed the proposal is acceptable, subject to a condition requiring the works to be carried out in accordance with the submitted drainage note.

Landscape and Trees: WBC's Landscape and Trees officer confirmed they have no objection to the proposal subject to the inclusion of a condition requiring the hedgerow and ground conditions to be reinstated to their original state once the temporary permission expires. Given the site is subject to an outline application for future residential development it is felt that a suitable worded condition would require reinstatement in the absence of a subsequent reserved matters application which includes an approved landscaping plan encompassing the site. Any part of the site which does not fall into the area covered by the outline consent should be reinstated to protect the landscape and visual amenity of the area.

Ecology: The application site lies within an amber Impact Risk Zone for Great Crested Newts (GCN), as defined through advanced species distribution modelling. This modelling predicts the likely presence of GCN based on habitat suitability, with amber zones indicating areas where suitable habitat exists and GCN presence is considered possible.

Within a 500m radius of the proposed development, there are 14 ponds, four of which are located within 250m of the site. Notably, two Sustainable Drainage System (SuDS) ponds constructed alongside the Southern Distributor Road are situated approximately 25–50m from the application site. Additionally, there is a historic record of GCN approximately 380m from the site.

The proposed development would result in the loss of a small area of suitable GCN habitat near the balancing ponds. In response, the applicant submitted a Precautionary Working Method Statement (PWMS), which was reviewed by the WBC Ecology Newts Consultee. The PWMS was deemed acceptable, and the proposal was assessed as posing a low risk of adverse impacts on GCN. This risk can be effectively managed through reasonable avoidance measures.

Accordingly, no objection is raised, subject to the inclusion of a compliance condition requiring full adherence to the PWMS as part of any planning approval.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	N/A
Recommendation:	Approve
Date:	23 July 2025
Earliest date for decision:	26 June 2025

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan
Date:	27/08/2025