

OUTLINE PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 April 2026

Application Number: 251774

Location: 1B Old Sawmill Lane, Crowthorne, Wokingham, RG45 6LN

Proposal: Outline application for the proposed erection of 2no. self-build dwellings with associated parking and access. (All matters reserved except for access, layout and scale).

Recommendation: Approve

Conditions and/or Reasons

1. Timescales

a) No development shall commence until all details except for access, layout, and scale (hereinafter called the reserved matters) have

been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.

b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.

The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.

Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved Plans - The Reserved Matters shall fully accord with the following plans, with respect of access, scale and layout, comprising: (Proposed Side Elevations and Roof Plan), (Proposed Front and Rear Elevations) & (Location Plan_1:500), received 10/09/2025 & 03/09/2026. For the avoidance of doubt, where the approved elevation drawings contain architectural detailing, external materials, fenestration arrangements, roof finishes or other appearance-related elements, such details are approved only insofar as they are necessary to define the scale of the development. The appearance of the development remains a reserved matter and shall be the subject of a subsequent application for approval of reserved matters.

Reason: To ensure the development is carried out in accordance with the approved plans and in line with other plans submitted which are subject to final approval in consultation with statutory consultees.

3. Materials - Pursuant to the approval of the 'Appearance' reserved matter, no development shall commence until details and schedules of the materials to be used

in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the surrounding area in accordance with Policy CP3 of the Core Strategy.

4. Detailed Surface Water Drainage Scheme along with Lined SuDS - Simultaneously with the submission of the first Reserved Matters application, a detailed surface water drainage scheme shall be submitted to and approved by the Local Planning Authority. The scheme shall be based on the principles set out in the Adeptus Environmental Strategy (Ref: A251112-R02) and must include: (a) Finalized hydraulic calculations using FEH22 rainfall data. (b) A layout plan showing the exact location of the detention basin and permeable paving, ensuring they integrate with the final site scale and landscaping.(c)

Evidence that the lowest floor levels of the proposed dwellings are situated a minimum of 300mm above the adjacent ground level to manage residual flood risk. (d) The detailed design must demonstrate that all SuDS features (detention basins and permeable sub-bases) are fully tanked/lined with an impermeable membrane. This is required to prevent groundwater ingress, as the preliminary report identifies a seasonal high-water table at 1.0m Below Ground Level (BGL). The development must take place in accordance with the approved surface water drainage scheme.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Prior to, or concurrently with, the submission of the first RM application, details shall be submitted to and approved in writing by the LPA to demonstrate that the proposed surface water outfall to the ditch on Old Sawmill Lane is legally and technically deliverable. This shall include:

a) written confirmation from the relevant landowner, authority, drainage body, or utility provider, as appropriate, confirming the right and capacity to connect to and discharge into the proposed outfall.

b) details of any statutory consents required for the proposed outfall or works affecting the ditch, including Ordinary Watercourse Consent (OWC) where applicable.

c) confirmation that the proposed surface water discharge rate will be restricted to a maximum of 0.7 l/s, in accordance with the approved drainage strategy and supporting feasibility study; and

d) the digital hydraulic modelling files (including the relevant MicroDrainage .mdx files) for the proposed final drainage network.

The hydraulic modelling shall demonstrate that the proposed drainage system can safely manage the required design events, including the 1 in 100 year plus 40% climate change. The modelling shall also demonstrate that any exceedance or flooding during the 1 in 100-year event is safely contained within areas specifically designed to accommodate exceedance flows, such as the proposed attenuation basin, and does not result in unacceptable flood risk to buildings, highways or neighbouring land. The approved drainage system, including the outfall, discharge control and attenuation measures, shall be constructed and maintained in accordance with the approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Long-term Maintenance and Management - No development shall take place until a long-term Maintenance Plan for the SuDS features has been submitted to and approved by the Local Planning Authority. This must identify (a) The party responsible for maintenance (e.g. a private management company). (b) A maintenance schedule (including sediment removal from the basin and suction cleaning of permeable paving). The development must take place in accordance with the approved SuDs maintenance plan.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2023) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

7. Protection of trees -

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

8. Lighting design strategy for light-sensitive biodiversity - Prior to occupation of the first dwelling, a 'lighting design strategy for biodiversity' for bats, birds and hedgehogs should specify buildings, features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy.

Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

9. Construction Environmental Management Plans (CEMP) - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

a) Risk assessment of potentially damaging construction activities. b) Identification of 'biodiversity protection zones'.

c) Practical measures (both physical measures and sensitive working provided as a set of method statements).

d) The location and timing of sensitive works to avoid harm to biodiversity features.

e) The times during construction when specialist ecologists need to be present on site to oversee works.

f) Responsible persons and lines of communication.

g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.

h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout. The development must take place in accordance with the approved CEMP.

Reason: To ensure mitigation measures for protected and priority species are appropriate and secured by local plan policy CP7 and TB23.

10. Species Compensation and Enhancement - Prior to the commencement of development, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of two permanent bat roosting feature(s) per dwelling and access points for hedgehog to gardens, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;

b) Materials and construction to ensure long lifespan of the feature/measures.

c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken. d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

11. Visibility Splays - Prior to the occupation of the development, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 'X 09'. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6 of the Core Strategy.

12. Access surfacing - No dwelling shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6

13. Access to be provided - No development above ground floor level on the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

14. Cycle parking - Prior to first occupation 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: In order 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.

15. Vehicle parking - Prior to first occupation of the development hereby permitted, the vehicle parking spaces shall be provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

16. Refuse provision - No dwelling shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. The bin storage area 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.

Informatives

1. 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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

3. 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.

4. 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.

5. 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 the Council's website - Community Infrastructure Levy advice page. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

6. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 30 July 2026, the obligations in which relate to this development.

Recommendation and conditions/reasons agreed:

HMM

Date: 8 September 2026

REMEMBER - The earliest date for a decision on this application is: **12 February 2026**