

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 May 2026

Application Number: 251421

Location: Land At Old Forest Road Wokingham

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered and named:

Location Plan Layout 092404-ELS-06
Presentation Planning Layout 092404-ELS-01 Rev D
Supporting Planning Layout 092404-ELS-02 Rev C
Storey Heights Layout 092404-ELS-03 Rev D
Tenure Layout 092404-ELS-04 Rev E
Unit Types Layout 092404-ELS-05 Rev C
Materials Distribution Plan 092404-ELS-07 Rev C
Street Scene 02 092404-ELS-SS02 Rev A
Perspective View 02 092404-ELS-PER02
House Type 3B Floor Plans 092404-HT3B-P1
P34 House Type 3B Elevations: Brick 092404-HT3B-BR-E1
House Type 4C Floor Plans 092404-HT4B-P1
P35- P38 House Type 4C Elevations: Weatherboard 092404-HT4B-WB-E1
House Type 4C Floor Plans 092404-HT4C-P1
P33,47 House Type 4C Elevations: Brick 092404-HT4C-BR-E1 Rev A
P49 House Type 4C Elevations: Brick 092404-HT4C-BR-E2
P48 House Type 4C Elevations: Brick 092404-HT4C-BR-E3
P50 House Type 4C Elevations: Brick 092404-HT4C-BR-E4
House Type 4C Floor Plans 092404-HT4C-P2

P51 House Type 4C Elevations: Weatherboard 092404-HT4C-WB-E1
 P23-P24 Terrace 01 Floor Plans 092404-T01-P1
 P23-P24 Terrace 01 Floor Plans 092404-T01-P2
 P23-P24 Terrace 01 Elevations 092404-T01-E1
 P25-P27 Terrace 02 Floor Plans 092404-T02-P1
 P25-P27 Terrace 02 Floor Plans 092404-T02-P2
 P25-P27 Terrace 02 Elevations 092404-T02-E1
 P28-30 Terrace 03 Floor Plans 092404-T03-P1
 P28-30 Terrace 03 Elevations 092404-T03-E1
 P31-P32 Terrace 04 Floor Plans 092404-T04-P1
 P31-P32 Terrace 04 Floor Plans 092404-T04-P2
 P31-P32 Terrace 04 Elevations 092404-T04-E1
 P36-P37 Terrace 05 Floor Plans 092404-T05-P1
 P36-P37 Terrace 05 Floor Plans 092404-T05-P2
 P36-P37 Terrace 05 Elevations 092404-T05-E1
 P39-P40 Terrace 06 Floor Plans 092404-T06-P1
 P39-P40 Terrace 06 Elevations 092404-T06-E1
 P41-P42 Terrace 07 Floor Plans 092404-T07-P1
 P41-P42 Terrace 07 Elevations 092404-T07-E1
 P43-P46 Terrace 08 Floor Plans 092404-T08-P1
 P43-P46 Terrace 08 Floor Plans 092404-T08-P2
 P43-P46 Terrace 08 Elevations 092404-T08-E1
 P43-P46 Terrace 08 Elevations 092404-T08-E2
 P52-P53 Terrace 09 Floor Plans 092404-T09-P1
 P52-P53 Terrace 09 Elevations 092404-T09-E1
 P1-P11 Block 1 Ground Floor Plan 092404-T09-B1-P1
 P1-P11 Block 1 First Floor Plan 092404-T09-B1-P2
 P1-P11 Block 1 Second Floor Plan 092404-T09-B1-P3
 P1-P11 Block 1 Elevations 092404-T09-B1-E1
 P12-P22 Block 2 Ground Floor Plan 092404-T09-B2-P1
 P12-P22 Block 2 First Floor Plan 092404-T09-B2-P2
 P12-P22 Block 2 Second Floor Plan 092404-T09-B2-P3
 P12-P22 Block 2 Elevations 092404-T09-B2-E1 Rev A
 Garage 01 Floor Plan and Elevations 092404-GAR01
 Garage 02 Floor Plan and Elevations 092404-GAR02
 Garage 03 Floor Plan and Elevations 092404-GAR03
 Bike Shed 01 Floor Plan and Elevations 092404-BS01
 Landscape Strategy Plan 8814.ASP3.LSP Rev B
 Hard Landscape Plan 1 of 2 8814.HSP.2.0 Rev B
 Hard Landscape Plan 2 of 2 8814.HSP.2.1 Rev B
 Planting Plan Overview 8814.PP.1.0 Rev C
 Planting Plan 1 of 4 8814.PP.1.1 Rev C
 Planting Plan 2 of 4 8814.PP.1.2 Rev C
 Planting Plan 3 of 4 8814.PP.1.3 Rev C
 Planting Plan 4 of 4 8814.PP.1.4 Rev C
 Proposed Access Arrangements 7365.001 Rev E
 Proposed Access Works Cross Section 7365.010
 Drainage Layout 7365.400 Rev C
 Illustrative Street Lighting Layout 7365.002 Rev B

Arboricultural Implications and Constraints, and Proposed Treeworks Plan 463/01 Rev C

As received by the local planning authority on 24/02/2026, 18/02/2026, 21/01/2026, 15/09/2025 and 13/06/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

3. Materials

Prior to the commencement above slab level for the approved development, samples and details of the materials to be used in the construction of the external surfaces of the buildings (including ancillary buildings) shall have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a high quality development in accordance with Wokingham Borough Core Strategy Policies CP1 and CP3, Borough Design Guide, CC04 and CC05 of the Managing Development Delivery Local Plan (Feb 2014).

4. Cross Sectional Detail

Notwithstanding the approved details illustrated within 7365.010 - Proposed Access Works Cross Section, prior to the construction of the access road, a cross-sectional levels plan detailing the interface between the access road and Old Forest Road all connecting residential driveways shall be submitted to and approved by the Local Planning Authority. Following approval of the beforementioned plan, the development is to be carried out in strict accordance with the approved details.

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

5. Vehicular Access

Prior to the occupation of the development the proposed vehicular access shall have been delivered to base course and provided with visibility splays shown on the approved drawing number (Proposed Access Arrangements- 7365 001 Rev E). 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.

6. No Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

7. Existing Vehicle Access (Toutley Road)

The existing vehicular access to the site on Toutley Road shall be stopped up and abandoned, and the full height kerb along the footway shall be re-instated prior to the occupation of the final dwelling, in accordance with details to be submitted to and approved in writing by the local planning authority.

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

8. Car Parking

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been 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.

9. Cycle Parking

Prior to the commencement of the development above slab level the location 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.

10. Electric Vehicle Car Charging

Prior to commencement of development above slab level, details of on- site infrastructure and specification for the active Electric Vehicle Charging point(s) indicated on the approved drawing shall be submitted and approved in writing by the LPA. The EVC point(s) shall be installed in accordance with the approved drawing and shall be permanently retained and made available for the purpose of charging a vehicle, unless agreed otherwise, in writing, by the LPA.

Reason: In order to ensure that secure electric vehicle charging 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 and Appendix 2 and the Council's Parking Standards Study Report (2011).

11. Travel Plan

No part of the development shall be occupied until the approved travel plan referenced Travel Plan - SMA Ref: 7365/TP has been implemented. The travel plan shall be implemented, maintained and reviewed as approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

12. Parking Management Plan

Prior to the first occupation of the development, a Parking Management Strategy 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 the monitoring and the delivery of additional electric vehicle charging spaces when required.

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 MDDLDP policies CC07 and TB20.

13. Construction Management Plan

The development hereby approved shall be carried out in strict accordance with Construction Environmental Management Plan 7365/CEMP prepared by Stuart Michael Associates. Any deviation from this Statement shall be first agreed in writing with the Local Planning Authority.

Reason: To protect occupants of nearby dwellings from noise and disturbance during the construction period, in the interest of highway safety and convenience and to minimise the environmental impact of the construction phase in accordance with Wokingham Borough Core Strategy Policies CP1, CP3, CP6 and CP7 and TB23 of the Managing Development Delivery Local Plan Policy.

14. Pedestrian and Cycle Access

Notwithstanding the approved details, prior to the commencement of the development, a drawing shall be submitted for the approval of the Local Planning Authority displaying a shared path for pedestrians and cyclists between the site and Toutley Road. The pathway shall have a minimum width of 3.0m. The pathway shall be constructed prior to occupation of the development in accordance with the subsequently approved drawing.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

15. Construction Times

No work relating to the development hereby approved, including preparation prior to building operations, shall take place other than between the hours of 08:00 am and 18:00 pm Monday to Friday and 08:00 am to 1 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant Policies: Core Strategy policies CP1 and CP3.

16. Garage to be retained

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the garage accommodation 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 that adequate parking space is available on the site, so as to reduce the likelihood of roadside parking, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6 and Managing Development Delivery Local Plan policy CC07.

17. Landscaping

Notwithstanding the approved details, prior to the commencement of the development above slab level, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works 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 for garden development).

18. Trees and Landscape Retention

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted willfully damaged or destroyed, or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives 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.

19. Protection of Existing Trees

a) No development or other operations shall take place except in complete accordance with the BS:5837 Old Forest Road Arboricultural Combined report 160126 (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.

20. Landscape Management Plan

Prior to the commencement above slab level of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved for the lifetime of the development.

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.

21. Details of Boundary Treatments

Prior to commencement of development above slab level, a plan indicating the positions, heights, design, materials and type of boundary treatment to be erected/planted. Where appropriate, the boundary treatment shall include consideration of ecological permeability such as the provision of mammal gaps. The boundary treatment shall be implemented in accordance with the approved plan before the development is occupied.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CP3 and CP7 of the Core Strategy.

22. Contamination

In the event that contamination is found at any time when carrying out the approved development it must be reported in writing immediately to the Local Planning Authority. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure any contamination on the site is remedied to protect the existing / proposed occupants of the application site and adjacent land in accordance with Wokingham Borough Core Strategy Policy CP1 and CP3.

23. Compliance with Noise Assessment

The development shall be carried out in accordance with the noise mitigation measures detailed in the Document: Noise Assessment Land at Old Forest Road, Winnersh, prepared by Stuart Micheal Associates dated June 2025 SMA Ref: 7365/NA Issue Status: 01 and these measures shall be implemented prior to first occupation of the dwellings and maintained thereafter.

Reason: In the interests of future and existing neighbouring amenity. Relevant policy, CP1 and CP3 of the Core Strategy.

24. Drainage Compliance:

The development hereby consented shall be carried out in general accordance with the principles outlined within Flood Risk Assessment and Drainage Strategy 7365.FRA and Drainage Layout Drawing 400 C dated 09/10/2025. The measures identified to serve the western extent of the site (i.e. plots 1-40) shall be implemented prior to first occupation of plots 1-40. The measures identified to serve the eastern extent of the site (i.e. plots 41-53) shall be implemented prior to first occupation of plots 41-53. The proposed mitigation measures shall be retained and maintained to a reasonable standard for the lifetime of the development.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) 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.

25. Plant/Machinery to be attenuated

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at the nearest residential or noise sensitive property. Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of properties. 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.

26. Energy and Sustainability Compliance

The development hereby approved is to be carried out in strict accordance with the hereby approved Energy and Sustainability Statement 7365/ESS submitted in support of this application to deliver full compliance with Future Homes standards. Prior to first occupation of the hereby approved development, sustainability measures are to be implemented on site and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

27. Water Consumption

Prior to the commencement of development above slab level, a specification achieving BREEAM WAT-01 Level 3 for water efficiency shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development (restricted to the proposed built fabric) is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC04 & the Sustainable Design and Construction Supplementary Planning Document.

28. Carbon Neutrality

Prior to commencement above slab level, a statement/ report shall be provided to demonstrate whether the development is practicable and viable to provide carbon neutral homes; carbon neutral homes meaning a scenario in which greenhouse gas emissions arising from human activity are eliminated by minimising energy demands and meeting remaining energy demand with energy from renewable sources. These measures shall be implemented prior to the occupation of the development. If it cannot be satisfactorily demonstrated that carbon neutral cannot be achieved as part of the development, measures to bring the development closer to this target shall be submitted to and agreed with the Local Planning Authority before the development commences. These shall be implemented and maintained for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with the WBC Climate Emergency Action Plan, Core Strategy Policy CP1, Managing Development Delivery Local Plan policy CC05, Sustainable Design and Construction Supplementary Planning Document and the Wokingham Council Climate Emergency Action Plan Fourth Progress Report (2023).

29. Accessibility

A minimum of 10% of the dwellings hereby consented are to be accessible and adaptable in line with M4(2) of the Building Regulations.

Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.

30. Bin Storage

No building shall be occupied until details of bin storage area including elevations, materials and facilities for recycling have been submitted to and approved in writing by the local planning authority. The bin storage and recycling 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.

31. HMMP

A habitat management and monitoring plan (HMMP) shall be submitted to, and be approved in writing by, the local planning authority prior to commencement prior to the commencement of the development hereby consented. The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management – to include on-site measures necessary to deliver biodiversity net gain.
- d) Appropriate management options for achieving aims and objectives
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures.
- i) Long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure the maintenance of the Biodiversity Net Gain on-site provision for a minimum period of 30 years. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment).

32. Lighting Design (Biodiversity)

Prior to occupation (restricted to the proposed built fabric), a lighting design strategy for biodiversity for the hereby approved scheme 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 that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

33. Species Specific Enhancements

Prior to commencement, a strategy for ecological permeability and biodiversity enhancements to the site, targeting locally relevant bird, invertebrate, amphibian and reptile species, also including the full compensation measures set out in the Bat Mitigation Plan given in the AA Environmental letter report (30 January 2026, ref: 253026/HRS), shall be submitted to the local authority for its approval. Once approved the strategy shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: To ensure that the proposal is in accordance local plan policies CP7 and TB23 and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

34. Ecological 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 practices) to avoid or reduce impacts during construction (may be 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 construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

35. Compliance with Organisational License GCN

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 Land At Old Forest Road, Wokingham: Impact plan for great crested newt District Licensing (Version 1), dated 27th January 2026.

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 (WML OR137, or a Further Licence), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

36. GCN Delivery Partner

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.

37. GCN Mitigation Principles

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 (WMLOR137, or a Further Licence) and in addition in compliance with the following:

- Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
- Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e., hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
- Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

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 (WML OR137, or a Further Licence), section 15 of the National Planning Policy Framework, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

38. Communications Plan

No development shall take place until a Communications Plan has been submitted to and approved in writing by the Local Planning Authority. The Communications Plan shall specify methods of communication between local residents and the developer and/or contractors, including the creation of a liaison group to meet in accordance with an agreed schedule during the construction phase only. The Plan shall be carried out as approved through the construction phase only until the final completion of the development.

Reason: In the interests of neighbouring amenity. Relevant policy: Core Strategy policies CP1, and CP3.

39. Public Open Space

Prior to the occupation of 75% of the dwellings (40th occupation), the public open space identified within 092404-ELS-POS01 Revision A shall be delivered on site and available for use in accordance with the approved details. The public open space in the quantum approved shall be retained on site for the lifetime of the development.

Reason: To ensure that a suitable level of on-site public open space will be provided as part of the development in accordance with TB08 of the MDD Local Plan.

Informatives

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

2. 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.

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to: deliberately capture, disturb, injure or kill great crested

newts; damage or destroy a breeding or resting place; deliberately obstructing access to a resting or sheltering place. Planning consent for a development does not provide a defence against prosecution under these acts. Ponds, other water bodies and vegetation, such as grassland, scrub and woodland, and also brownfield sites, may support great crested newts. Where proposed activities might result in one or more of the above offences, it is possible to apply for a derogation licence from Natural England or opt into Wokingham Borough Council's District Licence. If a great crested newt is encountered during works, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

4. 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.

5. 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.

6. 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.

7. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

8. 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.

9. Fire service access should comply with B5 of ADB Volume 2 2019 with additional local requirements below under the Berkshire Act 1986: Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the

requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.

10. The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.

11. 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. 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.

Recommendation and conditions/reasons agreed: 

Date: 22.05.26

REMEMBER - The earliest date for a decision on this application is: **19 February 2026**