

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 28 November 2025

Application Number: 251856

Location: 6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Proposal: Application to vary condition 2 of planning consent 233086 for the Full application for the proposed erection of 8 no. dwellings and erection of car canopies, following removal/demolition of the existing outbuildings. Condition 2 refers to Approved Details and the variation is for the replacement of the approved drawings with revisions that incorporate alterations to the proposed dwellings.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 (Approved plans and details) now reads:

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

Plot 1 Plans & Elevations – Drawing No. 23.405 201 P2, Hard Landscaping Plan – Drawing No. JDF-901 Rev B, Site Set up Plan – Drawing No. JDF – 902 Rev E and Construction Management Plan (JDF – 902 Rev A), as received by the local planning authority on 04th October 2024 pursuant to the original planning permission 233086, Plot 2 – Plans & Elevations - Drawing No. 23.405 202 P1, Plot 3 – Plans & Elevations - Drawing No. 23.405 203 P1 and Plot 8 – Plans & Elevations - Drawing No. 23.405 208 P1, as received by the local planning authority on 12th December 2023 pursuant to the original planning permission 233086,

Plot 4 – Plans & Elevations - Drawing No. 23.405 204 P2, Plot 5 – Plans & Elevations - Drawing No. 23.405 205 P2, Plot 6 – Plans & Elevations - Drawing No. 23.405 206 P2, Plot 7 – Plans & Elevations - Drawing No. 23.405 207 P2, Site Plan – Drawing No. 23.405 101 P6, Car Barns Drawing – Drawing No. 23.405 209 P4 and Proposed Street Scenes – Drawing No. 23.405 220 P4, as received by the local planning authority on 01st August 2025.

Plot 6 M4(3) – ADAPTABLE – Drawing No. 23.405 69 P2, as received by the local planning authority on 12th September 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.

All other conditions of planning permission 220663 (as amended below to reflect previous discharge of conditions where applicable) apply to this planning permission, viz:

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.

Condition 1 - Timescale

Condition hereby removed as scheme has already been implemented under planning permission 220663.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

3. Condition 3 - Ground and building levels

The development hereby approved shall be fully implemented in accordance with the approved ground and building level details as agreed under the relevant condition discharge application 251160, prior to the occupation of the building(s).

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other off-site receptors in accordance with policy. Relevant policies: Core Strategy policies

CP1 and CP19 and MDD Local Plan policies CC04 and CC06 and relevant guidance within the National Planning Policy Framework.

4. Condition 4 - Land contamination

The development hereby approved shall be fully implemented in accordance with the approved contamination remediation details as agreed under the relevant condition discharge application 242698. A verification report shall be submitted and approved by the planning authority to confirm the approved actions have been fully implemented prior to first occupation of any dwelling on site.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. Condition 5 - Unexpected Land Contamination

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible, and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

6. Condition 6 - Highway construction

The development hereby approved shall be fully implemented in accordance with the approved highways construction details as agreed under the relevant condition

discharge application 251160. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: In the interests of highway safety and convenience and to avoid spillage of loose material onto the highway. Relevant policy: Core Strategy policies CP3 & CP6

7. Condition 7 - Access construction

The development hereby approved shall be fully implemented in accordance with the approved access construction details as agreed under the relevant condition discharge application 251160. As a minimum, the required minimum access width and surfacing as so approved shall be implemented prior to commencement of the development, including any demolition. No dwelling hereby permitted shall be occupied until the access as approved has been constructed in accordance with the approved plans, including that it is 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 with Johnson Drive.

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.

8. Condition 8 - Parking and turning

No dwelling hereby approved shall be occupied until the vehicle parking, cycle parking and turning spaces have been provided in accordance with the approved plans. The parking and turning shall be retained and maintained in accordance with the approved details and remain available for the parking and turning of vehicles respectively at all times.

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 4 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Condition 9 - Cycle Parking

The development hereby approved shall be fully implemented in accordance with the approved cycle parking details as agreed under the relevant condition discharge application 251160. The cycle storage/ parking shall be implemented in accordance with the approved details before first occupation of the development hereby permitted and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3

10. Condition 10 - Construction Management Statement

Throughout the entire demolition and construction phases for the development hereby approved, the main contractors will implement the approved Construction Management Plan (JDF-902 Rev A) and Site Set up Plan (JDF-902 Rev. E) in full at all times. The CMP shall be reviewed and updated, if necessary, on an ongoing basis and any updated details shall be first submitted and approved by the Local Planning Authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and CP7 and Managing Development Delivery TB23.

11. Condition 11 - Construction Ecological Management Plan

The development hereby approved shall be carried out in full accordance with the Construction Environmental Management Plans (CEMP) Job no: 233292, May 2025 as previously approved under the relevant condition discharge application 251160. No development, demolition, earth moving shall take place or material or machinery brought onto the site until protective fencing and warning signs have been erected on site in accordance with the approved CEMP. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved CEMP and shall be retained in that manner thereafter unless otherwise agreed in writing by the local planning authority. Any deviation from this Statement shall be first agreed in writing with the local planning authority.

Reason: To secure a net gain for biodiversity and that biodiversity, protected and priority species are not adversely affected by the proposals. The NPPF section 15, Core Strategy policies CP1, CP3, CP7 and MMD Local Plan policy TP23.

12. Condition 12 - Ecological Enhancement Condition

The development hereby approved shall be carried out in full accordance with the agreed ecological enhancement scheme as previous approved under the relevant condition discharge application 251160. The development shall be carried out in full accordance with the ecological enhancement scheme so approved prior to the occupation of any part of the development and in accordance with a timetable approved in writing by the local planning authority and thereafter maintained.

Reason: To secure no net loss / net gain for biodiversity. Relevant Policy: The NPPF Section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TB23.

13. Condition 13 - Biodiversity Gain Condition

The development hereby approved shall be carried out in full accordance with the agreed Biodiversity Net Gain Plan, as previously approved under the relevant condition discharge application 251160.

Reason: To secure no net loss / net gain for biodiversity. Relevant Policy: The NPPF Section 15, Core Strategy policies CP1, CP3 CP7 and MMD Local Plan policy TP23.

14. Condition 14 - Habitat Creation Management and Monitoring Plan HCMMP. The development hereby approved shall be carried out in full accordance with the agreed Habitat Management and Monitoring Plan submitted 9th July 2025, as previous approved under the relevant condition discharge application 251160.

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 biodiversity 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 policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

15. Condition 15 - Landscape Proposals.

The development hereby approved shall be carried out in full accordance with the agreed Landscape Proposals that was previously approved under the relevant

condition discharge application 251160. All 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 ten 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 order to ensure that provision is made to allow satisfactory maintenance of protection and enhancement for biodiversity hereby approved. Relevant policy: Core Strategy policies CP3, CP7, CC03, and TB21.

16. Condition 16 - Landscape and Ecological Management Plan

The development hereby approved shall be carried out in full accordance with the Landscape Ecological Management Plan (LEMP) produced by AA Environmental Limited that was previously approved under the relevant condition discharge application 251160.

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 biodiversity 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 policies CP1, CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

17. Condition 17 - Protection of trees

The development hereby approved shall be carried out in full accordance with the agreed Tree Protection (hereinafter referred to as the Approved Scheme) measures that were previously approved under the relevant condition discharge application 251160.

a) No development or other operations shall take place except in complete accordance with the details of 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 protect residential amenity and biodiversity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and paragraph 191, Local Plan Core Strategy policies CP1, CP3 CP7, and MDD policy TB23.

18. Condition 18 - External Lighting Condition

No street lighting, floodlighting or other forms of external lighting shall be installed or affixed to any buildings on the site unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination and through the provision of appropriate contour plans, curfews and technical specifications clearly demonstrate that any areas to be lit will not disturb or negatively impact biodiversity and dark corridors will be maintained. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

Reason: 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.

19. Condition 19 - Sustainable Urban Drainage System

The development hereby approved shall be carried out in full accordance with the agreed Sustainable Urban Drainage System (SuDS) measures, as outlined in the following documents:

Drainage layout drawing 629:006 P8 dated 07/10/2025

Drainage layout drawing 629:007 P8 dated 07/10/2025

Surface water outfall drawing 629:030 P3 dated 07/10/2025

Micro-drainage calculations dated 07/10/2025

as received by the local planning authority on 09th and 13th October 2025. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

20. Condition 20 – Archaeology: Written Scheme of Investigation (WSI)

The development hereby approved shall be carried out in full accordance with the agreed Written Scheme of Investigation (WSI) as previously approved under the relevant condition discharge application 251160. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In order to reduce consumption of water in a classified area of serious water stress in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1; Managing Development Delivery Local Plan Policy CC04; and the Sustainable Design and Construction Supplementary Planning Document (2010).

21. Condition 21 - Water consumption

No dwellings hereby approved shall be occupied until fittings have been installed that are designed to achieve a water consumption target of 105 litres/person/day or less in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To reduce, reuse, and enable the efficient use of water and organic household waste in accordance with NPPF, Wokingham Borough Core Strategy

Policy CP1, the Managing Development Delivery Local Plan Policy CC04, the Sustainable Design and Construction Supplementary Planning Document (2010).

22. Condition 22 - Other sustainability measures

The gardens of dwellings hereby approved shall include water butts of an appropriate size (no smaller than 200 litres) installed to maximise rainwater collection and suitable space for composting, unless it can be demonstrated to the satisfaction of the Local Planning Authority that it is not practicable to accommodate it within the curtilage of the building. No dwelling shall be occupied until a water butt and space for composting have first been provided for that dwelling.

Reason: To ensure the needs of the general population are met and to provide full disabled adaptable standards to meet M4(3) of Building Regulations. Relevant policy: Core Strategy policy CP2 and Managing Development Delivery Local Plan Policy TB05.

23. Condition 23 - Accessibility

Plot 6 of the development hereby approved shall be carried out in full accordance with the approved drawing 'Plot 6 M4(3) – ADAPTABLE – Drawing No. 23.405 69 P2' as referred to in Condition 2 above, before being brought into first occupation and shall be retained thereafter as such.

Reason: In the interests of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB23.

24. Condition 24 - Building demolition

Prior to first occupation of the dwellings hereby approved the existing structure(s) shown to be demolished on the approved plan shall be so demolished, with all materials arising from the demolition permanently removed from the site. All other materials historically stored on the site shall be removed prior to the first occupation of any of the dwellings.

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.

25. Condition 25 - Restriction of permitted development rights – car barns

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and reenacting that Order with or without modification), all car barn 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. They shall not be used for any business use nor as habitable space.

Reason: To safeguard the character of the area and neighbouring amenities and to prevent harm to the ecological and landscape qualities of protected trees. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

26. Condition 26 - Restriction of permitted development rights - Classes A and E

Notwithstanding the provisions of Classes A and E of Part 1 of the Second Schedule 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 outbuildings, enlargement, extensions, or alterations permitted shall

be carried out without the express permission in writing of the local planning authority.

Informatives

1. Community Infrastructure Levy I

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

2. Community Infrastructure Levy II

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.

3. Section 106 agreement

This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 09 May 2025 pursuant to the original planning permission 233086, the obligations in which also relate to this latest variation of the development.

4. Demolition Notice

The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

5. Changes to the approved plans

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. Mud on the road

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. Approved & discussion/amendments required

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of the following revised technical documents:

- Sustainable Urban Drainage System (SuDS) details,
- Tree Constraints Plan,
- Tree Protection Plan and
- Arboricultural Impact Assessment (AIA)

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.



Recommendation and conditions/reasons agreed:

Date: 26.11.25

REMEMBER - The earliest date for a decision on this application is: **27 August 2025**