

VARIATION/REMOVAL OF CONDITION

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 6 November 2025

Application Number: 251387

Location: Sonning Golf Club, Duffield Road, Woodley, Wokingham RG4 6GJ

Proposal: Application to vary condition 5,8,11,13 & 14 of planning consent 161529 for the proposed erection of 13 dwellings with associated highway works, public open space and landscaping.(Approval sought for Access). Condition 5 relates to the provision and approval of a Construction Management Plan and the variation is to update the plan. Condition 8 relates to the provision and approval of an environmental management plan and the variation is to update the plan. Condition 11 relates to details of soakaways and the variation is to update the drawings. Condition 13 relates to the provision and approval of an Arboricultural Method Statement and Scheme of Works and the variation is to update the procedure. Condition 14 relates to the approval of details in regard to off-site highway works and the variation is to update the drawing (part retrospective).

Recommendation: Approve

Conditions and Reasons

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 161529 (APP/X0360/W/17/3167142) dated 02/07/2018 and subsequent reserved matters 200951 dated 16/12/2020 as varied by application 251129 dated 05/11/2025 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Conditions 1, 5, 7, 8, 9, 10, 11, 12, 13 and 14 now read:

1) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be carried out in accordance with amended Reserved Matters application 251279 dated 05/11/2025.

5) The development hereby approved shall be carried out in full accordance with the Construction Management Plan by Darcliffe Homes dated May 2025. The approved plan shall be adhered to throughout the construction of the development.

7) The development hereby permitted shall be carried out in strict accordance with the 'Pound Lane Main Investigation Report 19847/MIR' approved under application 222033 dated 18/08/2022. The development shall be constructed in accordance with the approved measures and no dwellinghouse shall be occupied until a validation report has been submitted to and approved in writing by the local planning authority.

8) The development hereby approved shall be carried out in full accordance with the Environmental Management & Biodiversity Plan dated June 2025.

9) Prior to the first occupation of the development a lighting design strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall:

(i) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or important routes used to access key areas of their territory, for example for foraging;

(ii) Show how and where external lighting will be installed 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.

10) The development hereby permitted shall be carried out in strict accordance with the reptile mitigation measures outlined within the Environmental Management and Biodiversity Enhancement Plan Version 1 (and its appendices) approved under application 222425 dated 04/10/2022.

11) The development hereby approved shall be carried out in full accordance with Drawing H1342 402F Site Layout & Drainage and Aventus Design Limited H1342-SOAKS-TOTAL dated 30/05/2025. The approved details shall be implemented prior to the first occupation of the development and shall be retained thereafter.

12) The development hereby approved shall be carried out in strict accordance with the Written Scheme of Investigation For Archaeological Evaluation (JAC26288, V1) approved under application 221656 dated 10/06/2022.

13) The development hereby approved shall be carried out in full accordance with the Arboricultural Site Supervision by Andrew Day Arboricultural Consultant and Tree Protection Plan New Scheme Overlay drawing dated January 2025. The development shall be carried out in accordance with the approved details (hereby referred to as the Approved Scheme).

b) No operations shall commence on site in connection with the 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.

14) The development hereby approved shall be carried out in full accordance with the following drawings detailing the off-site works:

a) Drawing H1342 410E-S278 Highway Works Layout

b) Drawing H1342 411E-S278 Road Markings & Signage

c) Drawing H1342 412E-S278 Setting Out

d) Drawing H1342 413G-S278 Agreement Layout

e) Drawing H1342 414-Site Clearance

f) Drawing H1342 415E-S278 Construction Details 1 of 2

g) Drawing H1342 416C-S278 Construction Details 2 of 2

h) Drawing H1342 420E-S278 Long Sections

i) Drawing H1342 TR02B-S278 Tracking Layout TR02

j) Drawing H1342 TR03B-S278 Site Junction Tracking

The development shall not be occupied until the works have been completed in accordance with the approved details.

Conditions 2 and 3 have been deleted.

All other conditions of planning permission 161529 (APP/X0360/W/17/3167142) dated 02/ 07/2018 apply to this planning permission, viz:

1) As above.

- 2) As above.
- 3) As above.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plans: 0565-101-1, 0598-1002-OPT1 and 0598-1002-OPT2, (only in respect of access).
- 5) As above.
- 6) No construction work relating to the development hereby approved, including works of site preparation, shall take place other than between the hours of 8:00am and 6:00pm Monday to Friday and 8:00am to 1.00pm Saturdays and at no time on Sundays or bank or national holidays.
- 7) As above.
- 8) As above.
- 9) As above.
- 10) As above.
- 11) As above.
- 12) As above.
- 13) As above.
- 14) As above.
- 15) Prior to the first occupation of the development, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car, and provide for periodic review. The Travel Plan shall be fully implemented, maintained and reviewed as approved.
- 16) Prior to the first occupation of the development, details of secure and covered bicycle storage and bicycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and shall be thereafter retained and used for no other purpose.
- 17) Prior to the first occupation of the development, the vehicular access shall be 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.

Recommendation and conditions/reasons agreed: *MC*

Date: 05.11.2025

REMEMBER - The earliest date for a decision on this application is: **25 July 2025**