WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Miss Alyssa Birum
Bluestone Planning
13 The Black Barn
Wantage
OX12 8NE

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number:	251538
Applicant Name:	Shinfield Community Church
Site Address:	Shinfield Baptist Church, Fairmead Road, Shinfield, Wokingham, RG2 9DL
Proposal:	Full planning application for the proposed partial demolition of existing church and associated buildings and replacement with new church building, upgrade to existing building together with reorganisation of parking area, landscaping and associated site works.
Date of Decision:	16 July 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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 (SHIN.06.121.Rev00), (SHIN.06.122.Rev00), (SHIN.06.123.Rev00), received by the local planning authority on 30/06/2025. (SHIN.05.001.Rev01), received on 17/07/2025. (SHIN.06.003.Rev00), (SHIN.06.001.Rev02), received on 09/12/2025. (SHIN.06.901.Rev03), (SHIN.06.111.Rev04),

Public: Information that can be seen and used by everyone inside and outside the Council.

(SHIN.06.112.Rev03), (SHIN.06.113.Rev02), (SHIN.06.120.Rev01), received on 14/05/2026. (2311134-ACS-XX-XX-DP-C-9390 RevC03), (2311134-ACS-XX-XX-DP-C-9200 RevC03), received on 01/06/2026. (2311134-ACS-XX-XX-DP-C-9300 RevC04), (2311334-ACS-XX-XX-DP-C-9391 RevC01), received on 22/06/2026. (SHIN.06.002.Rev00), received on 14/07/2026. 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. External materials - Except where stated otherwise on the approved drawings and application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.
Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Drainage Strategy - The development shall be carried out in accordance with the approved Drainage Strategy and drawings (2311334 -ACS-XX-XX-T-C-RP01 RevC01), received by the local planning authority on 18/09/2025.
Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

5. Drainage Details - Prior to the commencement of Phase 2 of the development, the detailed design of the attenuation system, flow control device, and SuDS features shall be submitted to and approved in writing by the local planning authority.
Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

6. Parking and turning space to be provided - No part of any of the Phase 2 element of the development hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.
Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Cycle parking to be provided - No part of any of the Phase 2 element of the development shall be occupied until secure and covered parking for cycles has been

Public: Information that can be seen and used by everyone inside and outside the Council.

provided in accordance with the approved drawing (s)/details. The cycle parking/storage shall be permanently so- retained 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.

8. Visibility splay provision - Prior to the occupation of the Phase 2 element of the development, the proposed vehicular access shall have been formed and provided with boundary treatment shown on the approved drawing number 2311134-ACS-XX-XX-DP-C-9300 RevC04 for the retention of the existing visibility splays. 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.

9. Access surfacing - No part of any of the Phase 2 element of the development 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.

10. Access to be provided - No part of any of the Phase 2 element of the development shall be occupied until the access has been constructed in accordance with the approved plans.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

11. 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.

12. Access to be Narrowed - The existing vehicular access(es) to the site shall be narrowed to a width of 5.0m as approved in Drawing No. 2311134-ACS-XX-XX-DP-C-9300 RevC04. The footway and/or verge crossing shall be reinstated and the wall shall be extended across the proposed length within one month of the completion of the new access (es) 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 and CP6.

13. Construction method statement - No development shall take place within Phase 1 (refurbishment of the existing hall) or Phase 2 (demolition and construction of the new building), including any works of demolition associated with the relevant phase,

Public: Information that can be seen and used by everyone inside and outside the Council.

until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
i) the parking of vehicles of site operatives and visitors,
ii) loading and unloading of plant and materials,
iii) storage of plant and materials used in constructing the development,
iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
v) wheel washing facilities,
vi) measures to control the emission of dust and dirt during construction,
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.
Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

14. Parking Management Strategy - Prior to the first occupation of the Phase 2 element 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, monitoring of all parking and submission of parking agreement(s) for utilisation of off-site allocated spaces of other owners. The PMS shall thereafter only be implemented as approved and remain in place for the lifetime of the development.
Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21.

15. Landscaping - Prior to the commencement of the Phase 2 element of the development, 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).

16. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides

Public: Information that can be seen and used by everyone inside and outside the Council.

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.

17. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped
other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed,
uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its 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.

18. Ecological Assessment - The development hereby permitted shall be carried out in full accordance with the recommendations and mitigation measures set out within Section 4 (Assessment and Recommendations) of the Ecological Assessment (GS Ecology Ltd, Ref: Eco3634c, dated 16 June 2025), unless otherwise first agreed in writing by the Local Planning Authority.
Reason: To ensure the protection and enhancement of biodiversity and to safeguard protected species in accordance with Policies CP3 and CP7 of the Core Strategy, Policy TB23 of the Managing Development Delivery Local Plan, and the National Planning Policy Framework.

Public: Information that can be seen and used by everyone inside and outside the Council.

19. Obscure glazing - The first-floor office windows in the north-west elevation of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The windows shall be non-opening unless the parts of the windows which can be opened are more than 1.7 metres above the finished floor level of the room in which the windows are installed and shall be permanently so-retained.
Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

20. Phasing - The development hereby permitted shall be carried out in two phases as shown on approved drawing 'SHIN.06.002.Rev00'. Phase 1 (refurbishment of the existing hall) shall be substantially completed and brought into operational use before the commencement of Phase 2 (demolition and construction of the new building).
For the purposes of this condition, 'substantially completed' means that the building is capable of beneficial occupation in accordance with the approved use.
Thereafter, the development shall be implemented only in accordance with the approved phasing unless otherwise agreed in writing by the Local Planning Authority.
Reason: For the avoidance of doubt, to ensure the development is carried out in the approved sequence, and to provide clarity as to the phasing of the development.

Informatives

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any 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. 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.

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

Public: Information that can be seen and used by everyone inside and outside the Council.

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. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

6. 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.

7. The applicant is reminded that, in accordance with submitted Ecological Assessment (GS Ecology Ltd, Ref: Eco3634c, dated 16 June 2025), if development has not commenced by May 2027, an updated bat survey should be undertaken to confirm that the ecological status of the site has not changed prior to the commencement of works.

8. This permission is subject to the statutory biodiversity gain condition under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by the Environment Act 2021), unless exempt.

A Biodiversity Gain Plan must be submitted to and approved in writing by the Local Planning Authority before development may lawfully commence, demonstrating how at least 10% net gain will be achieved. The submitted biodiversity information demonstrates that on-site provision is unfeasible, and compliance with the statutory condition will therefore require the provision of off-site biodiversity units and/or statutory biodiversity credits.

Signed



Justin Turvey
Head of Development Management - Place & Growth
Date: 16 July 2026

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW

Public: Information that can be seen and used by everyone inside and outside the Council.

WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS
TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

Public: Information that can be seen and used by everyone inside and outside the Council.

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit full application appeals and householder application appeals with the new appeals service. Other application types should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the Inspectorate's website. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our Community Infrastructure Levy advice (wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal.

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Public: Information that can be seen and used by everyone inside and outside the Council.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at Home - LinesearchbeforeUdig (lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk. If necessary, contact National Gas Transmission for high pressure gas pipelines on box.assetprotection@nationalgas.com or 0800 970 7000.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's Building Control website or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition") that development may not begin unless:

a) a Biodiversity Gain Plan has been submitted to the planning authority, and
b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990 the Biodiversity

Public: Information that can be seen and used by everyone inside and outside the Council.

Gain Requirements (Exemptions) Regulations 2024. and The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.
The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).

Public: Information that can be seen and used by everyone inside and outside the Council.