

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 August 2025

Application Number: 242129

Location: Warren Crest Farm, Wick Hill Lane, Finchampstead, Wokingham, RG40 3PY

Proposal: Full application for a proposed access, including formation of new trackway, improvement of existing track, and installation of new gates.

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, drawings and documents:

- drawings numbered 23046-SKP1015-A and 23046-SKP1014-B received by the local planning authority on 20 August 2024;

- drawings numbered 8240747/6101 Rev.B and 8240747/6203 Rev.B received on 2 April 2025;

- document titled 'Ecological Impact Assessment' (Ecology by Design, June 2025) received on 1 July 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. Habitat Management and Monitoring Plan (HMMP) - The development hereby permitted shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan has been submitted to, and approved in writing by, the local planning authority. The HMMP shall include:

- a. a non-technical summary;

- b. the roles and responsibilities of the people or organisation(s) delivering the HMMP;

- c. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;

d. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and

e. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Notice in writing shall be given to the local planning authority when the HMMP works have started. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To secure a biodiversity net gain following the development. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP3 & CP7 and Managing Development Delivery Local Plan policy TB23.

4. Archaeology - The development hereby permitted shall not commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

a) The programme and methodology of site investigation and recording; b) The programme for post investigation assessment;

c) Provision to be made for analysis of the site investigation and recording;

d) Provision to be made for publication and dissemination of the analysis and records of the site investigation;

e) Provision to be made for archive deposition of the analysis and records of the site investigation; and

f) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

The development shall thereafter be carried out in accordance with the approved WSI.

Prior to the first use of the development, the site investigation and post investigation assessment must be completed in accordance with the programme set out in the approved WSI, including the provision made for analysis, publication and dissemination of results and archive deposition.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Roman and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. Relevant policy: Section 16 of the NPPF (Conserving and enhancing the historic environment) and Managing Development Delivery Local Plan policy TB25.

5. Biodiversity and landscape enhancements - Prior to the commencement of the approved works relating to the approved new access point to Wick Hill Lane shown on drawing 23046-SKP1013-D only, there shall be submitted to and approved in writing by the local planning a scheme of biodiversity and soft landscaping enhancements. The proposed scheme shall include bird boxes, bat boxes, mammal nest boxes, and locally native shrub and hedgerow planting.

The scheme shall be implemented prior to the first use of the development and shall thereafter be retained as approved, except for any planting, which shall be carried

out in the first planting and seeding seasons following the substantial completion of the development.

Any trees or plants which, within a period of 5 years from the date of the planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity and secure biodiversity mitigations and enhancements. Relevant policy: Core Strategy policies CP3 & CP11 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

6. Protection of trees - a) Prior to the commencement of the approved works relating to the approved new access point to Wick Hill Lane shown on drawing 23046-SKP1013-D only, a Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 shall be 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.

7. Off-site works - Prior to the first use of the access hereby permitted, the off-site works comprising the required traffic signage proposed prior to the bend must be provided in accordance with the approved plan drawing numbered 8240747/6101B.

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

8. Visibility splay provision - Prior to the first use of the acces hereby permitted the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawings numbered 8240747/6101B and 8240747/6203B. 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 - The vehicular access hereby permitted must 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.

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

10. 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 unless set back a distance of at least 19 metres from the highway boundary and so as to open away from 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.

11. Biodiversity mitigations - Unless previously agreed in writing by the local planning authority, the development shall be carried out in strict accordance with section 5.4 (PWMS) of the approved Ecological Impact Assessment (Ecology by Design, June 2025).

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: The NPPF Section 15, Local Plan Core Strategy policies CP3 and CP7 and Managing Development Delivery policy TB23.

Informatives

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

- addressing concerns relating to highway safety; landscape character and biodiversity.

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.

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

3. The 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.

4. 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.

5. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

6. The applicant is reminded that the statutory biodiversity net gain condition must also be discharged. The biodiversity gain plan shall be prepared in accordance with the Ecological Impact Assessment dated June 2025 and prepared by Ecology by Design. The biodiversity gain plan must include:

- a. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
- b. the pre-development biodiversity value of the onsite habitat;
- c. the post-development biodiversity value of the onsite habitat;
- d. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
- e. any biodiversity credits purchased for the development; and
- f. any such other matters as the Secretary of State may by regulations specify.

Recommendation and conditions/reasons agreed:



Date: 29/08/25

REMEMBER - The earliest date for a decision on this application is: **3 October 2024**