



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Mr David Marley
Black Box Planning
36 King Street
Bristol
BS1 4DZ

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Application Number: 242665
Applicant Name: Sovereign Network Group (SNG)
Site Address: Land west of Kingfisher Grove, Three Mile Cross
Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.
Date of Decision: 4 July 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby approves the reserved matters as stated in the application and the accompanying plans submitted to the Council subject to the compliance with the following conditions, the reasons for which are specified hereunder

Conditions and Reasons

1. Outline Application Compliance

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 201002 (dated 31 January 2023); which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

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.

2. Approved details

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

- 24009-DWC-SP001-01-DR-A-0010-1ST – Location Plan (received 25/10/2024)
- 24009-DWC-HB01-01-DR-A-0050-D – Plots 1-2 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB02-01-DR-A-0050-D – Plots 3-4 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB03-01-DR-A-0050-D – Plots 5-6 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB01-02-DR-A-0050-D – Plots 7-8 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB08-01-DR-A-0050-D – Plots 9-10 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB04-01-DR-A-0050-D – Plots 11-12 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB08-02-DR-A-0050-E – Plots 13-14 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB04-02-DR-A-0050-D – Plots 15-16 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB03-02-DR-A-0050-D – Plots 17-18 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB08-03-DR-A-0050-E – Plots 19-20 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB02-02-DR-A-0050-E – Plots 21-22 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB05-01-DR-A-0050-D – Plots 23-25 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB06-01-DR-A-0050-E – Plots 26-27 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB01-03-DR-A-0050-D – Plots 28-29 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB02-03-DR-A-0050-D – Plots 30-31 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB07-01-DR-A-0050-E – Plots 32-35 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB04-03-DR-A-0050-D – Plots 36-37 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB01-04-DR-A-0050-D – Plots 38-39 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB01-05-DR-A-0050-D – Plots 40-41 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB03-03-DR-A-0050-D – Plots 42-45 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB08-04-DR-A-0050-E – Plots 46-47 Plans and Elevations (received 27/02/2025)
- 24009-DWC-HB08-05-DR-A-0050-E – Plots 48-49 Plans and Elevations (received 27/02/2025)
- 24009-DWC-SP15-01-DR-A-0010-E – Site Sections & Street Scenes Sheet 1 (received 27/02/2025)

- 24009-DWC-SP15-02-DR-A-0010-B – Site Sections & Street Scenes Sheet 2 (received 27/02/2025)
- ITB19902-GA-004 Rev. D – Site Layout Visibility (received 27/02/2025)
- ITB19902-GA-003 Rev. D – Swept Path Analysis Estate Car (received 27/02/2025)
- ITB19902-GA-002 Rev. C – Swept Path Analysis Fire Appliance (received 27/02/2025)
- ITB19902-GA-001 Rev. C – Swept Path Analysis Super Large Refuse Vehicle (received 27/02/2025)
- 24009-DWC-SP002-01-DR-A-0010-E – Development Site Plan Colour (received 27/02/2025)
- 24009-DWC-SP003-01-DR-A-0010-Q – Development Site Plan Sheet 1 of 2 (received 27/02/2025)
- 24009-DWC-SP003-02-DR-A-0010-Q – Development Site Plan Sheet 2 of 2 (received 27/02/2025)
- 24009-DWC-SP005-01-DR-A-0010-E – Massing & Active Frontage Plan (received 27/02/2025)
- 24009-DWC-SP007-01-DR-A-0010-D – Materials Finishes Plan (received 27/02/2025)
- 24009-DWC-SP009-01-DR-A-0010-D – Refuse Strategy Plan (received 27/02/2025)
- 24009-DWC-SP010-01-DR-A-0010-D – Housing Tenure Plan (received 27/02/2025)
- 24009-DWC-SP011-01-DR-A-0010-E – Energy Resource Plan (received 27/02/2025)
- 3249-5-2 DR-0100 Version S4-P1 – Typical Tree Planting Detail (received 27/02/2025)
- 3249-5-2 DR-5010 Version S4-P3 – Landscape – Open Space Strategy (received 27/02/2025)
- 3249-5-2 DR-5011 Version S4-P3 – Landscape – Sustainable Drainage Strategy (received 27/02/2025)
- 23-117-001 Rev. I – Preliminary Engineering Layout (received 07/03/2025)
- ITB19902-GA-009 – Swept Path Analysis Refuse Vehicle (received 27/03/2025)
- 24009-DWC-SP008-01-DR-A-0010-E – Parking Strategy Plan (received 27/03/2025)
- 3249-5-2 DR-5000 Version P10 – Landscape Masterplan (received 23/05/2025)
- 3249-5-2 DR-5001 Version P7 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5002 Version P8 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5003 Version P8 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5004 Version P9 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5005 Version P8 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5006 Version P8 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5007 Version P8 – Planting Proposals (received 23/05/2025)
- 3249-5-2 DR-5008 Version P9 – Hard Surface and Furniture Proposals (received 23/05/2025)
- 3249-5-2 DR-5009 Version P9 – Hard Surface and Furniture Proposals (received 23/05/2025)
- 3249-5-2 DR-5012 Version P3 – Play Areas (received 23/05/2025)
- PRI24594-03A – Tree Protection Plan (North) (received 23/05/2025)
- PRI24594-03A – Tree Protection Plan (South) (received 23/05/2025)

23/05/2025)

- Parking Management Plan [i-Transport – 19th February 2025 – ref: LB/LJ/ITB19902-003] (received 27/02/2025)
- Drainage Strategy Addendum 2 – Odyssey – February 2025 – Job no. 23-117 (received 27/02/2025)
- Landscape Environmental Management Plan [Aspect Ecology – May 2025 – File ref: 5796-04 LEMP vf2 AN/LP/CL] (received 23/05/2025)
- Arboricultural Impact Assessment and Method Statement [ACD Environmental - 3rd July 2024 – Ref: PRI24594aia-ams] (received 23/05/2025)
- Ecological Appraisal, Mitigation and Enhancement Measures [Aspect Ecology, May 2025, File Ref: 5796-04 UEA vf1 /LP/CL] (received 23/05/2025)
- BNG Metric [BNG 3.1 (5796-04 vf3) – Assessment date 07/03/2025] (received 10/03/2025)

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. Highway Construction Details

With the exceptions of groundworks, formation of the site access, site clearance and demolition and preparation works, no development shall commence until full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage, service margins and lighting shall be submitted to and approved in writing by the local planning authority. 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 otherwise agreed in writing by the local planning authority.

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.

4. On-Site Renewable Strategy

Prior to development commencing above slab level, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy

policy CP1, MDDLDP policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

5. Domestic Water Consumption

Prior to development commencing above slab level, a scheme achieving a maximum domestic water consumption of 105L per capita per day for the residential portion of the scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development 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.

6. Materials and Windows

Notwithstanding the details submitted, development above slab level shall not commence until samples and details of the materials and windows be used in the construction of the external surfaces of the dwellinghouses shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the buildings is satisfactory. Relevant policy: Core Strategy policies CP1, CP3 & CP11.

7. Boundary Treatments and Level Changes

Prior to the commencement of development above slab level, details of all final ground levels for the residential plots shall be submitted to and approved in writing by the Local Planning Authority. Details shall include:

- Sectional plans that demonstrate the application of boundary treatments between plots and their topographical relationships, particularly where there are significant changes in ground levels between neighbouring houses and gardens.
- Ecological permeability measures to provide Hedgehog Highways through the gardens.

The approved scheme shall then be implemented in accordance with the approved details.

Reason: To safeguard the character of the area, neighbouring amenities and ecological permeability. Core Strategy policies CP1, CP3, CP7 & CP11 and Managing Development Delivery Local Plan policies TB21 and TB23.

8. Lighting strategy

Prior to the occupation of the first dwelling, details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is occupied. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths, public areas and any non-residential buildings. No further external lighting shall be installed without the written approval of the local planning authority

Reason: To ensure a satisfactory and safe public realm, avoid detrimental impacts on existing and future residents and to ensure impacts on bats and protected species are satisfactorily minimised.

9. Cycle Parking to be provided

Prior to the occupation of the development hereby permitted, final details 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. Bin Storage

The bin storage and recycling facilities hereby approved 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.

11. Vehicle Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking spaces have been provided in accordance with the approved plans. The vehicle parking spaces 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.

12. Obscure glazing

The following windows 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 window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained:

- Plot 2 south-eastern first floor bathroom
- Plot 3 north-western first floor bathroom
- Plot 4 south-eastern first floor bathroom
- Plot 5 north-western first floor bathroom
- Plot 6 south-eastern first floor bathroom
- Plot 7 north-western first floor bathroom
- Plot 10 southern first floor bathroom
- Plot 11 northern first floor bathroom
- Plot 12 southern first floor bathroom
- Plot 14 western first floor bathroom

- Plot 15 eastern first floor bathroom
- Plot 16 western first floor bathroom
- Plot 19 western first floor bathroom
- Plot 17 western first floor bathroom
- Plot 18 eastern first floor bathroom
- Plot 21 northern first floor bathroom
- Plot 22 southern first floor bathroom
- Plot 23 northern first floor bathroom
- Plot 27 western first floor bathroom
- Plot 29 northern first floor bathroom
- Plot 30 southern first floor bathroom
- Plot 31 northern first floor bathroom
- Plot 36 southern first floor bathroom
- Plot 37 northern first floor bathroom
- Plot 38 southern first floor bathroom
- Plot 41 northern first floor bathroom
- Plot 42 southern first floor bathroom
- Plot 45 northern first floor bathroom
- Plot 46 southern first floor bathroom

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

13. Landscaping

The development hereby approved shall be carried out in complete accordance with the approved landscaping and planting plans. 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 amenities and to safeguard the character of the area. Core Strategy policies CP1 and CP3 & CP11 and Managing Development Delivery Local Plan policy TB21.

14. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way 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.

15. Unexpected Land 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.

16. No Permitted Development (Class F)

Notwithstanding the provisions of Class F of Part 1 of the Second Schedule 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 hard surfaces incidental to the enjoyment of a dwellinghouse shall be constructed forward of dwellinghouse front or side elevations that front the access roads/highway without the express permission in writing of the local planning authority.

Reason: To safeguard the character of the area. Core Strategy policies CP1 and CP3 & CP11 and Managing Development Delivery Local Plan policy TB21.

17. Drainage Strategy Compliance (Condition 11 of 201002)

Pursuant of condition 11 of outline consent 201002, the development hereby permitted shall be carried out in complete accordance with the Sustainable Drainage Strategy (Odyssey - 23-117 - February 2025 & 3249-5-2 DR-5011 Version S4-P3) unless otherwise agreed to in writing by the Local Planning Authority. The strategy shall hereafter be permanently maintained in the approved form for the lifetime of the approved development.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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.

18. Arboricultural Method Statement Compliance (Condition 13 of 201002)

a) Pursuant of condition 13 of outline consent 201002, the development hereby permitted shall be carried out in complete accordance with the Arboricultural Impact Assessment and Method Statement [ACD Environmental - 3rd July 2024 – Ref: PRI24594aia-ams] (hereafter 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.

19. Biodiversity Net Gain Compliance (Condition 15 of 201002)

Pursuant of condition 15 of outline consent 201002, the development hereby permitted shall be carried out in complete accordance with the Biodiversity Net Gain measures outlined in the Ecological Appraisal, Mitigation and Enhancement Measures (Aspect Ecology, May 2025, File Ref: 5796-04 UEA vf1 /LP/CL) and the associated Biodiversity Metric (received 10/03/2025, assessment date 07/03/2025) unless otherwise agreed to in writing by the Local Planning Authority. The measures shall be fully implemented, maintained and reviewed as so-approved.

Reason: In the interests of biodiversity net gain. Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and the National Planning Policy Framework.

20. Landscape Environmental Management Plan Compliance (Condition 16 of 201002)

Pursuant of condition 16 of outline consent 201002, the development hereby permitted shall be carried out in complete accordance with the Landscape Environmental Management Plan (Aspect Ecology – May 2025 – File ref: 5796-04 LEMP vf2 AN/LP/CL) unless otherwise agreed to in writing by the Local Planning Authority. The plan shall hereafter be permanently maintained in the approved form for the lifetime of the approved development.

Reason: In the interests of safeguarding green infrastructure and biodiversity net gain. Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and the National Planning Policy Framework.

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. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 23rd November 2022 associated with Outline Consent 201002, the obligations in which also relate to this permission.

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 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 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.

5. The applicant is reminded about the need to apply for a connection application to connect to the Thames Water Sewage Network. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss this further.

6. 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.

7. 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.

8. 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:

- amended plans being submitted by the applicant to overcome concerns relating to landscaping, character impacts, highway safety and neighbouring amenities.

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.

Signed

A handwritten signature in black ink, appearing to be 'BC' followed by a horizontal line.

Brian Conlon
Head of Development Management - Place & Growth
Date: 4 July 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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

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 \(wokingham.gov.uk\)](http://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.

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 \(lsbud.co.uk\)](http://Home-LinesearchbeforeUdig.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

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 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).