

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 October 2025

Application Number: 251260

Location: Heathlands Farm, Honey Hill, Wokingham, RG40 3BG

Proposal: Full application for erection of extension to existing pack house following demolition of existing structures.

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 and drawings numbered:

- P101 A – Proposed Floor Plan – received 27/05/2025
- P105 A – Large Scale, Site Sections – received 27/05/2025
- P110 – Proposed Ground Floor Plan – received 27/05/2025
- P111 A – Proposed Roof Plan – received 27/05/2025
- P112 A – North & East Elevations – received 27/05/2025
- P113 A – South & West Elevations – received 27/05/2025
- S101 B – Site Location Plan – 05/06/2025
- 6178/001 Rev B – Drainage Strategy – received 03/09/2025 - Sustainability & Energy Statement [Bluesky Unlimited – 4th September 2025] – received 04/09/2025

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

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 - The materials to be used in the construction of the proposals are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by 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. The development hereby approved shall not be used for any purposes other than those associated with the agricultural production on the farm and handling of imported produce. If the development hereby approved should cease being used for these purposes within 10 years from the date of substantial completion or first use, whichever is the later, then it shall be removed from the land, and the land shall be

restored to its condition before the development took place within 3 years of the date that the use ceased.

Reason: The extension hereby approved would constitute inappropriate development in the countryside if it were not for the proposed use. Relevant policy: Core Strategy policy CP11 and Managing Development Delivery Local Plan policy TB21.

5. A) No development shall take place/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:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment, in association with each relevant phase, has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

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

6. Prior to the commencement of development, a specification achieving BREEAM WAT-01 Level 3 for water efficiency 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.

7. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Great Crested Newt Precautionary Working Methods Statement (GCNPWMS), which shall detail

reasonable avoidance measures to safeguard individual great crested newts from harm during the development. The development shall be carried out in accordance with the approved details within the GCNPWMS.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006.

8. Prior to the occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

- i. Management details of proposed delivery activities (Trained banksmen to be used)
- ii. Including HGV booking system (such as Fulcrum or similar).
- iii. Anticipated daily HGV nos. expected,
- iv. Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network);
- v. Accreditation Schemes in use (E.g. FORS and CLOCS)
- vi. Parking and Turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle.

The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

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

9. Prior to the occupation of the development, details of biodiversity enhancements, to include integral bird and bat boxes, tiles or bricks on the new building and native and wildlife friendly landscaping, shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 187 of the NPPF.

10. No additional floorspace, including mezzanine floors, shall be constructed within the development hereby approved unless approved in writing by the local planning authority.

Reason: To prevent an over-development of the site and to ensure adequate access arrangements and parking.

11. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. HGV movements remain subject to an s106 agreement dated 10 March 2006 (in relation to F/2005/4929) which includes a lorry routing plan and prohibits the use of Honey Hill for HGV access.

2. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

3. 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.

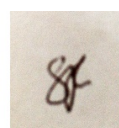
4. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement 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.

5. 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 vehicle movements and drainage.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'Sf' or similar initials.

Date: 6.10.25

REMEMBER - The earliest date for a decision on this application is: **19 August 2025**