



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND)

Mr. Mark Campbell
Squires Planning
Unit 2-3
Dorcan Business Village
Murdock Road
Dorcan, Swindon, SN3 5HY

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 251387

Applicant Name: Darcliffe Homes Limited

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

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

Date of Decision: 5 November 2025

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

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

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

- 1) Details of the appearance, landscaping, layout, and scale (hereinafter called "the reserved matters") shall be carried out in accordance with amended Reserved Matters application 251279 dated 05/11/2025.
 - 5) The development hereby approved shall be carried out in full accordance with the Construction Management Plan by Darcliffe Homes dated May 2025. The approved plan shall be adhered to throughout the construction of the development.
 - 7) The development hereby permitted shall be carried out in strict accordance with the 'Pound Lane Main Investigation Report 19847/MIR' approved under application 222033 dated 18/08/2022. The development shall be constructed in accordance with the approved measures and no dwellinghouse shall be occupied until a validation report has been submitted to and approved in writing by the local planning authority.
 - 8) The development hereby approved shall be carried out in full accordance with the Environmental Management & Biodiversity Plan dated June 2025.
 - 9) Prior to the first occupation of the development a lighting design strategy for biodiversity has been submitted to and approved in writing by the local planning authority. The strategy shall:
 - (i) Identify those areas on the site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites or resting places or important routes used to access key areas of their territory, for example for foraging;
 - (ii) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy.
- 10) The development hereby permitted shall be carried out in strict accordance with the reptile mitigation measures outlined within the Environmental Management and Biodiversity Enhancement Plan Version 1 (and its appendices) approved under application 222425 dated 04/10/2022.

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

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

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

b) No operations shall commence on site in connection with the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site.

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

a) Drawing H1342 410E-S278 Highway Works Layout

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

c) Drawing H1342 412E-S278 Setting Out

d) Drawing H1342 413G-S278 Agreement Layout

e) Drawing H1342 414-Site Clearance

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

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

h) Drawing H1342 420E-S278 Long Sections

i) Drawing H1342 TR02B-S278 Tracking Layout TR02

j) Drawing H1342 TR03B-S278 Site Junction Tracking

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

Conditions 2 and 3 have been deleted.

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

1) As above.

2) As above.

3) As above.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 0565-101-1, 0598-1002-OPT1 and 0598-1002-OPT2, (only in respect of access).

5) As above.

6) No construction work relating to the development hereby approved, including works of site preparation, shall take place other than between the hours of 8:00am and 6:00pm Monday to Friday and 8:00am to 1.00pm Saturdays and at no time on Sundays or bank or national holidays.

7) As above.

8) As above.

9) As above.

10) As above.

11) As above.

12) As above.

13) As above.

14) As above.

15) Prior to the first occupation of the development, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The Travel Plan shall include a programme of implementation and proposals to promote alternative forms of transport to and from the site, other than by the private car, and provide for periodic review. The Travel Plan shall be fully implemented, maintained and reviewed as approved.

16) Prior to the first occupation of the development, details of secure and covered bicycle storage and bicycle parking facilities shall be submitted to and approved in writing by the local planning authority. The approved details shall be implemented prior to the first occupation of the development and shall be thereafter retained and used for no other purpose.

17) Prior to the first occupation of the development, the vehicular access shall be surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Signed:

A handwritten signature in black ink, appearing to be 'Justin Turvey', is written over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth Date: 05/11/2025

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 \(wokingham.gov.uk\)](#) 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 \(lsbud.co.uk\)](https://www.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).