



TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Mr Jonathan Jarman
Bell Cornwell LLP
Unit 2
Meridian Office Park
Osborn Way
Hook
RG27 9HY

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 260363
Applicant Name: Mr Michael Ward
Site Address: Land east of Croft House, Croft Road, Spencers Wood, RG2 9EY

Proposal: Application to vary condition 5 of planning consent 232333 for the proposed erection of a 4No bedroom dwelling with detached 2 bay car port and cycle storage along with landscaping and boundary treatments. Condition 5 refers to sustainable drainage and the variation is to amend the location of the foul drainage connection and attenuation tank.

Date of Decision: 6 May 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

Condition 2 has been amended to reflect the updated location and block plans:

2. Approved details

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

- Elevations & Floor Plans 2.11 Rev - (received 25/09/2023)
- Car Barn 2.12 Rev - (received 25/09/2023)

- Cycle Store 2.14 Rev - (received 25/09/2023)
- Site Plan 210 Rev A (received 15/11/2023)
- Proposed Dwelling Block Plan (received 11/02/2026)
- Location Plan 251533/11 A (received 26/03/2026)

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

Condition 4 is also amended to reflect the updated drainage strategy:

4. Permeable Surfacing

The hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the development, in accordance with the details shown on Drainage Strategy Engineering Details 602-01 Rev D received by the Local Planning Authority on 18 February 2026.

Condition 5 now reads:

5. Sustainable Drainage

No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the Drainage Strategy Engineering Details 602-01 Rev D and Proposed Dwelling Block Plan 251533/12 received by the Local Planning Authority on 11 and 18 February 2026.

The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the approved SuDS Operations Maintenance KNC1934-SUDS Rev 0 received by the Local Planning Authority on 25 September 2023.

Condition 7 has also been amended to reflect the updated arboricultural details:

7. Protection of Trees

a) No development or other operations shall take place except in complete accordance with the details provided in the Arboricultural assessment and method statement by Barrell Tree Consultancy and dated 20th June 2023, the accompanying Tree Protection Plan 19303-3 and the Arboricultural Technical Note [SJA Trees, April 2026] (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.

All other conditions of planning permission 232333 apply to this planning permission, viz:

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of the original permission.

3. External Materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the buildings 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.

6. Boundary Treatment

Prior to commencement of development hereby approved, details of all boundary treatments shall first be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the development unless otherwise agreed in writing by the Local Planning Authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

8. Landscaping

Prior to the commencement of the development hereby approved, 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 layout, hard surfacing materials. Soft landscaping details shall include planting plan, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. The submitted details shall demonstrate how the proposal delivers enhancements and habitat creation as set out in section 1.6.2 of the Biodiversity Impact Calculation P3422 2024.04.09. 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 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) 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.

9. Parking to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

10. Cycle parking to be provided

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

11. Bin store

No building shall be occupied until the bin storage area/ facilities have been provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

12. Construction method statement No development shall take place, including any works of demolition, until a Construction Method Statement 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; and
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

13. Construction Environment Management Plan (Biodiversity)

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities;

- b) Identification of biodiversity protection zones;
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements);
- d) The location and timing of sensitive works to avoid harm to biodiversity features;
- e) The times during construction when specialist ecologists need to be present on site to oversee works;
- f) Responsible persons and lines of communication;
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person;
- h) Use of protective fences, exclusion barriers and warning signs; and i) relevant ecological mitigation and enhancement measures, including the construction of hibernacula and installation of bird and bat boxes, as set out in sections 4 and 5 of the Updated Ecological Assessment P3422 Issue 2023.08.15.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details and in consultation on site with the Council's Ecology Officer and the applicant's Ecology specialist/ consultant.

14. Construction Phase Emergency Plan

No development shall commence on site (including any demolition or site preparation works) until a Construction Phase Emergency Plan for the maximum number of construction staff and visitors to the site, has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall include (where applicable):

- i) Triggers for activation of the plan;
- ii) Means and location of sheltering for a period of no less than 72 hours
- iii) Means of support for staff and visitors whilst in sheltering conditions;
- iv) Means of evacuation and recovery;
- v) Method and frequency of review;
- vi) Contractor names and emergency contact information for the construction period.

Upon implementation of the development hereby approved, the approved Construction Phase Emergency Plan shall be implemented and maintained in accordance with the approved details throughout the entire construction period.

15. Hours of work

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.

16. Unexpected Land Contamination

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the Local Planning Authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the Local Planning Authority for written approval.

17. Restriction of permitted development rights

Notwithstanding the provisions of Classes A, E and 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 buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the Local Planning Authority.

18. Great Crested Newts

The development hereby approved shall be implemented strictly in accordance with the recommendations and measures outlined in the supporting document Repeat Great Crested Newt Assessment for Land at Croft House, Shinfield, The Ecology Co-op, March 2024.

19. Ecology (Species Enhancement Measures)

The development hereby approved shall be implemented strictly in accordance with recommendations and measures outlined in the section 5 of the submitted Updated Ecological Assessment P3422 Issue 2023.08.15 unless otherwise agreed in writing by the Local Planning Authority.

20. External lighting

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 external lighting shall be installed on the site or affixed to any buildings on the site without the prior written approval of the Local Planning Authority.

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 development accords with the policies contained within the adopted development plan and there are no material considerations that warrant a different decision being taken.

3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 26 November 2024, the obligations in which relate to this development.

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. 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 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.

7. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts 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.

8. 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.

9. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

10. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

11. 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.

12. Any works proposed within any ordinary watercourse will require ordinary watercourse consent (OWC) from the LPA, via flooding@wokingham.gov.uk

13. The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and Condition 14 above has been imposed to secure emergency plans to protect the wellbeing of construction workers in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Office for Nuclear Regulation (ONR), AWE Emergency Planning Group led by West Berkshire are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

14. Records indicate a public sewer beneath or in close proximity to the proposed development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval must be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

15. 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 land ownership for the revised drainage strategy. 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 'J. Turvey', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 6 May 2026

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 \(Isbud.co.uk\)](http://Home-LineSearchbeforeUdig(Isbud.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](#)

[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).