

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 September 2026

Application Number: 252257

Location: Ladds Garden Village, Bath Road, Hare Hatch, Wokingham, RG10 9SB

Proposal: Full application for the proposed erection of 19no. dwellings with associated landscaping and access following demolition of existing buildings.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans, drawings and documents:

- Drawings numbered P25/09/100, P25/09/S/110, P25/09/S/111, P25/09/S/112, P25/09/S/114, P25/09/S/115, P25/09/S/116, P25/09/S/119, P25/09/S/120, P25/09/S/121 and P25/09/S/122 received by the Local Planning Authority on 22 September 2025;
- Document titled 'Energy Strategy' (SEES, 18.09.2025 Ref: 2656S-06- RP-001) received on 22 September 2025;
- Drawings numbered P25/09/S/113 Rev.A, P25/09/S/117 Rev.A, P25/09/S/118 Rev.A and P25/09/S/123 Rev.A received on 29 January 2026;
- Drawing numbered ITB210007-GA-004 Rev.F received on 9 March 2026; - Drawings numbered P25/09/S/106 and P25/09/S/107 received on 19 March 2026;
- Drawing numbered P25/09/S/101 Rev.C received on 1 May 2026; - Document titled 'Project specification for an archaeological evaluation' (Thames Valley Archaeological Services, 29/01/2026 Ref: 26e18ev) received on 15 May 2026.

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. External materials - Before the development hereby permitted is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the

building/s 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 building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. 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 Statement shall provide for:

- a) a construction travel protocol or Green Travel plan for the construction phase including details of parking and turning for vehicles of site personnel, operatives and visitors,
- b) construction access including routing plans,
- c) loading and unloading of plant and materials,
- d) storage of plant and materials used in constructing the development,
- e) programme of works / phasing / lorry routing and potential numbers (including measures for Traffic management and operating hours)
- f) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- g) details of measures to prevent mud from vehicles leaving the site during construction,
- h) measures to control the emission of dust and dirt during construction,
- i) a scheme for recycling/disposing of waste resulting from demolition and construction works,
- j) appointment of a Construction Liaison Officer.

The approved CMS shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

5. Construction Environmental Management Plan (CEMP) - 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.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Core Strategy policies CP7 and Managing Development Delivery Local Plan policy TB23.

6. Habitat Management and Monitoring Plan (HMMP) – Prior to the commencement of the development hereby permitted, a HMMP shall be submitted to and approved in writing by the local planning authority. The contents of the HMMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

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

7. Species Compensation and Enhancement – Prior to the commencement of the development hereby permitted above slab level, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of integrated bat roosting feature(s) and bird boxes per dwelling, tree mounted bat boxes, access points for hedgehog to gardens, and insect hotels shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- b) Materials and construction to ensure long lifespan of the feature/measure;
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken;
- d) When the features or

measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure that wildlife is not adversely affected by the proposed development and to incorporate biodiversity enhancements. Relevant policy: Core Strategy policy CP7 and Managing Development Delivery Local Plan policy TB23.

8. Protection of trees - a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

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

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

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

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.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Landscape management - Prior to the commencement of the development above slab level, a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

11. Flood risk, exceedance and SuDS design – No development shall take place, excluding any works of demolition, until the following details have been submitted to and approved in writing by the Local Planning Authority:

a) Final BRE 365 infiltration testing and seasonal groundwater monitoring, undertaken to confirm the worst-case design parameters for the proposed Type C lined SuDS. The submission shall include the test results, an assessment of implications for the drainage design, and details of any necessary mitigation measures.

b) Detailed engineering drawings of the attenuation basin bund and spillway, demonstrating:

- a minimum freeboard of 300mm;
- the safe conveyance of exceedance flows away from all dwellings, roads and other site infrastructure; and
- the controlled discharge of exceedance flows to the receiving ditch without increasing flood risk elsewhere.

c) A detailed exceedance routing plan, demonstrating how surface water flows would be directed safely to the ditch and away from the A4 and the secondary site access in exceedance events.

The development shall thereafter be carried out fully in accordance with the approved details, and the approved flood risk and drainage measures shall be retained for the lifetime of the development.

Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

12. Land contamination and remediation – No development shall take place until a scheme for the remediation of land contamination has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be based on the findings and recommendations of the Preliminary Risk Assessment and Site Investigation prepared by Aviron Associates Ltd (Ref: 24 304.01, September 2025) and shall include a verification plan setting out the scope of post-remediation inspection, sampling and reporting.

The approved remediation scheme shall thereafter be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

No dwelling shall be occupied until a Verification Report demonstrating completion of the remediation works and the effectiveness of the measures has been submitted to and approved in writing by the Local Planning Authority.

Reason: To protect existing/proposed occupants of property on the site and/or adjacent land and ensure that the required remediation is carried out before first occupation. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

13. Highway construction details - Prior to the commencement of development above slab level, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage 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 other minor variations are agreed in writing after the date of this permission and before implementation with 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.

14. Archaeology - Prior to the first use of the development, the site investigation and post investigation assessment must be completed in accordance with the programme set out in the approved Written Scheme of Investigation (WSI) (Project specification for an archaeological evaluation, Thames Valley Archaeological Services, 29/01/2026, Ref: 26e18ev), including the provision made for analysis, publication and dissemination of results and archive deposition.

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

15. Energy Strategy - Prior to the first occupation of the development hereby permitted, an Energy Strategy Compliance Report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate that the development has been delivered in accordance with the approved Energy Strategy and shall include:

- a) details of all energy efficiency, renewable energy and low-carbon technologies installed as part of the development;
- b) as-built SAP calculations, EPCs, BREL reports and/or other equivalent energy performance assessments;
- c) evidence that the measures identified within the approved Energy Strategy have been installed and commissioned;
- d) confirmation of the carbon emission reductions and energy performance achieved by the completed development; and
- e) details of any variations from the approved Energy Strategy and evidence demonstrating that such variations do not materially reduce the overall energy or carbon performance 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 CC05 & the Sustainable Design and Construction Supplementary Planning Document.

16. Lighting design strategy for biodiversity – Prior to the occupation of the development hereby permitted, a lighting design strategy for biodiversity for the approved development shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) 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. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF 2024 paragraph 198 Section 15 Core Strategy policies CP7 and Managing Development Delivery Local Plan policy TB23.

17. Finished floor levels, SuDS and dry means of escape - Prior to the first occupation of the development hereby permitted, the following details shall be submitted to and approved in writing by the Local Planning Authority:

a) Confirmation that all dwellings achieve finished floor levels of 55.0 metres AOD or above.

b) Full details of the design, location, levels and long-term management of a dry means of escape route, demonstrating that safe, dry pedestrian access and egress would be available for occupants during flood events.

c) Details of a SuDS treatment train and long-term management plan, incorporating source control, site control and detention basin management, to be maintained for the lifetime of the development.

The approved finished floor levels, dry means of escape and SuDS measures shall be implemented prior to first occupation of the approved dwellings and shall thereafter be retained and managed for the lifetime of the development in accordance with the approved details.

The approved finished floor levels, dry means of escape and SuDS measures shall be implemented prior to first occupation of the approved dwellings and shall thereafter be retained and managed for the lifetime of the development in accordance with the approved details.

Reason: To prevent the increased risk of flooding, and to protect water quality. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

18. Cycle parking details required - Prior to the first occupation of the development hereby permitted 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.

19. Waste storage - No building shall be occupied until details of bin storage area/ facilities have been submitted to and approved in writing by the local planning authority. 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.

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.

20. Accessibility - No development hereby permitted shall be occupied until a scheme indicating the provision is to be made for accessibility standards to meet M4(2) of the Building Regulations for 10-20% of the dwellings has been submitted to and approved in writing by the local planning authority. The Scheme so approved shall be implemented before the development hereby permitted is brought into use and shall thereafter be retained.

Reason: To ensure the needs of the general population are met. Relevant policy: Core Strategy policy CP2 and Managing Development Delivery Local Plan Policy TB05.

21. 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.

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.

22. 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.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

23. 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.

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.

24. Visibility splay provision - Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number ITB210007-GA-004 Rev.F. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

25. Gates - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected at, or within 10 metres of, the vehicular access onto the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 & CP6.

Informatives

1. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 23 September 2026, the obligations in which relate to this development.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

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 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.

5. 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.

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 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.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

9. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Recommendation and conditions/reasons agreed: *MC*

Date: 25.09.2026

REMEMBER - The earliest date for a decision on this application is: **20 February 2026**