

Date: 18 November 2025
Application: 252769



**WOKINGHAM
BOROUGH COUNCIL**

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Development Management &
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Dear Rebecca Bacon,

NOTIFICATION OF VALIDATION OF OUTLINE PLANNING APPROVAL

Thank you for your recent application which has now been accepted as a valid submission. Further information is set out below:

Application Number:	252769
Applicant Name:	Ellen Timmins
Site Address:	Land North of Mole Road and Church Lane, Newlands Farm, RG2 9JD
Target date for decision:	9 March 2026
Proposal:	Outline planning application with all matters reserved other than principal access from Mole Road, for up to 430 dwellings, associated infrastructure to include a connection through to the proposed Spine Road, ref. 252498, new pedestrian cycle link connecting Byway ARB03 Carter's Hill Lane and Byway ARB08 Ellis's Hill, associated landscaping to include formal and informal public open space, biodiversity enhancements and associated utilities, infrastructure, and engineering works.

- **Determination:** We will now undertake statutory consultation and the application will be displayed on the Council's website. The application was deemed to be valid on 17 November 2025 and therefore a decision should be made by 9 March 2026.
- **Case officer:** The case officer for this application is Abi Peacock.
- **Site Visits:** An officer will make a site visit during the determination process.
- **Community Infrastructure Levy (CIL):** Some schemes may be liable for CIL. Further information is available on the WBC website.
- **Appeals:** If a decision has not been made by 9 March 2026, there is a statutory right to appeal to the Secretary of State on grounds of 'non – determination'.

This must be within 6 months of the above date and submitted to the Planning Inspectorate: (0117) 372 8000 or [Planning Inspectorate Website](#) for full applications. Householder applications must be appealed within 12 weeks of the decision using the [Planning Inspectorate Website](#).

- **Building Regulations:** Your development may require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.
- **Site Notices:** Please print and display the enclosed site notice for a period of 21 days and ensure that it can be seen clearly by the public.
- **Conditions:** Should an application be granted with pre-commencement conditions, these must be discharged under a separate conditions discharge application.
- **Fee receipt:** We have received and accepted a fee of £55,281.00 in respect of this application.
- **Further information:** For more information on the planning process please visit our website including our [frequently asked questions page](#).

Yours sincerely,
Development Management & Compliance

PLANNING APPLICATION SITE NOTICE



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The application is available to view online by scanning the QR code or visiting wokingham.gov.uk → Planning → Comment/Search planning applications and typing in the application number above. All libraries in the Borough have internet access in order to view this page. **Comments on the application can be made** online from this page. For more information on the planning process, view our frequently asked questions page on the council website.



Any comments must arrive on or before 16/01/2026. Comments made are not confidential and can be seen by anyone as they form part of the public application record. The comments, unless offensive, discriminatory and/or racist, will appear on the Council's website within 24 hours and **include the submitted name and address**. Due to the high volume of comments received we do not provide individual responses.

Reason for notice: Environmental Impact Assessment

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