

UPDATE PAPER
Planning Committee – 20 May 2026

1. Planning Application Updates
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Agenda Item: 59

Application No: 260424

Site Address: Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG

Pages: 15 - 41

Officer Update:

Following the submission of a revised Highway Technical Note, the Highway Officer is now content with the proposal and information which has been submitted.

Agenda Item: 60

Application No: 260423

Site Address: Bulmershe School, Chequers Way, Woodley, RG5 3EU

Pages: 43 - 67

Officer Update:

Following the submission of a revised Highway Technical Note, the Highway Officer is now content with the proposed level of cycle parking at the site and as such Condition 8 has been re-worded to the following:

The development hereby approved shall be carried out in accordance with the Highway Technical Note dated 30/04/2026 (Ref: FTP/2601/05) and the approved drawing(s)/details. The cycle parking/storage shall be permanently so-retained 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.

In addition, the Highway Officer recommended that a Parking Plan and survey forms part of the School Travel Plan required by Condition 6.

Agenda Item: 61

Application No: 252257

Site Address: Ladds Garden Village, Bath Road, Hare Hatch, RG10 9SB

Pages: 69 - 134

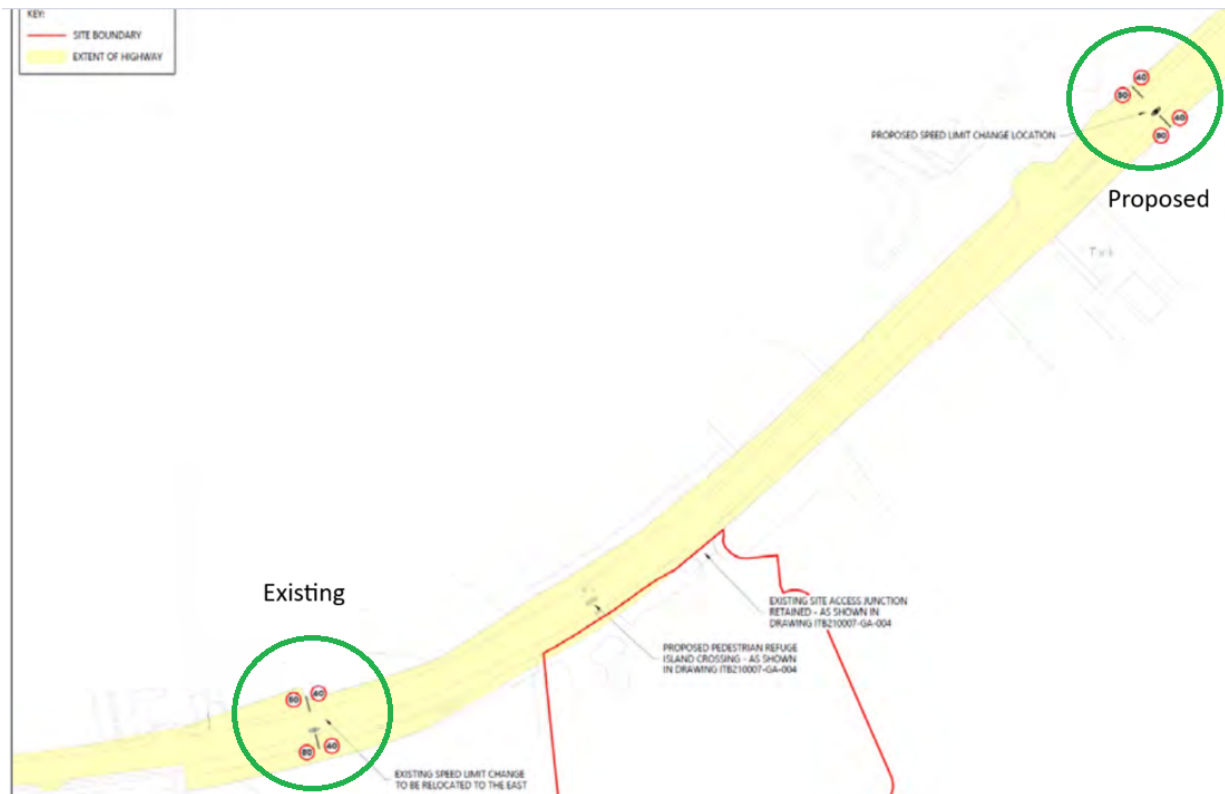
Officer Update:

Clarification on Highways Matters

To clarify, the Council's Highways Officers object to the proposal on the grounds of the site's unsustainable location, in terms of accessibility via sustainable transport modes noting the lack of suitable cycle routes or bus routes to facilities from the site. They have raised no objections

to the site's vehicular and pedestrian access or on any other highway safety grounds. This is discussed in the 'Access and Movement' section of the Committee Report (pages 86 – 90).

The proposed amendment to the existing Traffic Regulation Order would see the existing 40mph speed limit change to the west of the site relocated to the east of the site's entrance, as shown in the plan excerpt below. Funding for this amendment is secured via the S106 Agreement, the final position of the relocated signs would be confirmed with the Council's Highways Team separately if planning permission is granted.



Following discussions with the Applicant throughout the course of the application, the Council's Highways Officers have confirmed that the pedestrian visibility splays for the proposed crossing point on the A4 are acceptable for a 40mph speed limit. An alternative crossing point to the east of the site's access was discussed but was ultimately ruled out as it would have been displaced significantly from the natural pedestrian desire line, and the proposed crossing point was deemed acceptable.

Update to Heads of Terms

Inclusion of the following to the list set out within the recommendation: **Traffic Regulation Order (TRO)** – to secure funding for the proposed amendment to the existing TRO.

For completeness, the full list of Heads of Terms including any financial contributions reads as:

- **Affordable Housing Contribution** – a payment of £36,787 in lieu of on-site provision.
- **Employment and Skills Plan** – Employment and Skill Plan or in lieu contribution to be provided (£3,750).
- **NHS Financial Contribution** – a payment of £17,218.

- **MyJourney Contribution** – a payment of £12,825.
- **Biodiversity Net Gain** – monitoring of the on-site landscaping/HMMP to ensure the BNG objectives are met over a 30-year period.
- **Green Infrastructure Off-Site Contributions** – a payment of £169,238 towards the provision of off-site Green Infrastructure, management and maintenance.
- **Establishment of Management Company** – to be responsible for drainage, roads, and landscaping within communal spaces.
- **Internal Estate Roads** – Details of the site's internal roads, including maintenance and management.
- **Traffic Regulation Order (TRO)** – to secure funding for the proposed amendment to the existing TRO.

Update to Conditions

Following a review of the Committee Agenda it has been identified that the visibility splays plan has been incorrectly referenced in conditions 2 & 24. A Written Scheme of Investigation relating to archaeological works has also been submitted to and approved by Berkshire Archaeology.

Condition 2 now reads:

2. Approved details – This permission is in respect of the submitted plans, drawings and documents:
 - 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
 - Drawings numbered P25/09/S/113 Rev.A, P25/09/S/117 Rev.A, P25/09/S/118 Rev.A, P25/09/S/123 Rev.A and ITB210007-GA-004 Rev.F received on 29 January 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).

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.

Condition 24 now reads:

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.

Berkshire Archaeology have confirmed that they have received and approved a Written Scheme of Investigation for the proposed development. Therefore, Condition 14 has been updated to secure compliance with the approved document.

Condition 14 now reads:

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.

Following discussions with the Applicant, it has been agreed that the trigger requiring the submission of further details for the Council's approval can be amended to allow demolition works to be carried out first in respect of conditions 3, 7, 10, 11 & 13. Officers are satisfied that allowing demolition works to proceed before the discharge of these conditions would not have any impact on the material considerations they relate to.

Condition 3 now reads:

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.

Condition 7 now reads:

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.

Condition 10 now reads:

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.

Condition 11 now reads:

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.

Condition 13 now reads:

13. Highway construction details – Prior to the commencement of development, 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 otherwise agreed in writing by 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.

Agenda Item: 62

Application No: 260224

Site Address: Land Located to The East of Watmore Lane, Winnersh, Berkshire

Pages: 135 – 200

There are the following updates to the recommended condition. The approved plans condition is amended to incorporate a small amendment to the boundary of plot 71. Amendments to conditions 9 and 13 are recommended to improve their practical implementation.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	7135A-PL-101B
Block Plan	7135A-PL-102-E
Proposed Site Plan	7135A-PL-103-F
Presentation Layout	7135A-PL-104-J
Phasing Plan	7135A-PL-12-K
Affordable Housing Plan	7135A-PL-105-F
Dwelling Size Layout	7135A-PL-106-F
Parking Plan	7135A-PL-108-G
Accessibility Plan	7135A-PL-109-F
Materials and Character Area Plan	7135A-PL-110-F
Open Space Plan	7135A-SK-301 A
Detailed Site Plan – Sheet 1	7135A-PL-113-G
Detailed Site Plan – Sheet 2	7135A-PL-114-F
Detailed Site Plan – Sheet 3	7135A-PL-115-G
Phase 1 Plans and Elevations AH2A Terrace	7135A-PL-132
Phase 1 Plans and Elevations AH2A-AH3A and AH2A-AH4A	7135A-PL-133
Phase 1 Plans and Elevations AH3A Semi	7135A-PL-134
Phase 1 Plans and Elevations AH4A Semi	7135A-PL-135
Phase 1 Plans and Elevations PH3B semi and PH3C-PH3B	7135A-PL-137
Phase 1 Plans and Elevations PH3A Semi	7135A-PL-138-B
Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C	7135A-PL-139
Phase 1 Plans and Elevations PH3D Semi	7135A-PL-141-B
Phase 1 Plans and Elevations PH3D-PH3E	7135A-PL-143-A
Phase 1 Plans and Elevations PH4A	7135A-PL-146
Phase 1 Plans and Elevations PH4C	7135A-PL-147

Phase 1 Plans and Elevations PH4D	7135A-PL-148
Phase 1 Plans and Elevations Garages, Sub Station, Cycle Stores	7135A-PL-150
Phase 1 Plans and Elevations PH3F	7135A-PL-151
Phase 1 Street Scenes – Sheet 1	7135A-PL-160-C
Phase 1 Street Scenes – Sheet 2	7135A-PL-161-C
Phase 1 Street Scenes – Sheet 3	7135A-PL-162-B
Phase 1 Plans and Elevations Apartments AF1A-AF1B	7135A-PL-170-G
Phase 1 Plans and Elevations Apartments AF2A-AF2B-AF2C	7135A-PL-171-F
Landscape Masterplan	CSA/7168/126 D
Soft Landscape Proposals Phase 1 Sheet 1 of 3	CSA/7168/200 B
Soft Landscape Proposals Phase 1 Sheet 2 of 3	CSA/7168/201 B
Soft Landscape Proposals Phase 1 Sheet 3 of 3	CSA/7168/202 B
Hard Landscape Proposals Phase 1 Sheet 1 of 3	CSA/7168/211 B
Hard Landscape Proposals Phase 1 Sheet 2 of 3	CSA/7168/212 B
Hard Landscape Proposals Phase 1 Sheet 3 of 3	CSA/7168/213 B
Play Area Proposals Phase 1 Sheet 1 of 3	7168/117/B
Play Area Proposals Phase 1 Sheet 2 of 3	7168/118/A
Arboricultural Method Statement Phase 1 April 2026	1894-KC-PH1-YTREE-MethodStatement-RevC
Tree Protection Plan Phase 1	1894-KC-PH1-YTREE-TPP02RevB
Veteran Tree Management Plan April 2026	1894-KC-PH1-YTREE-VeteranTreeManagementPlanRevA
Phase 1 Visibility Splays	IESIS-DR-C-6750 S3 P2
Phase 1 Fire Appliance Tracking	IESIS-DR-C-6700 S3 P2
Phase 1 Large Refuse Tracking	IESIS-DR-C-6701 S3 P2
Phase 1 Large Refuse Tracking and Large Car Passing	IESIS-DR-C-6702 S3 P2
Phase 1 Delivery Vehicle Tracking and Large Car Passing	IESIS-DR-C-6703 S3 P1
Proposed Drainage Layout Sheet 1	IESIS-DR-C-PH1-6001 S3 P2
Proposed Drainage Layout Sheet 2	IESIS-DR-C-PH1-6002 S3 P2
Proposed Drainage Layout Sheet 3	IESIS-DR-C-PH1-6003 S3 P2
Proposed Drainage Layout Sheet 4	IESIS-DR-C-PH1-6004 S3 P2

9. The dwellings shall not be occupied until the turning spaces for refuse vehicles to serve that property has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.

13. Prior to commencement of the development hereby approved, 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 **to base course in** accordance with the approved details **prior to the occupation of the final dwelling and final wearing course within 12 months of final occupation**, unless otherwise agreed in writing by the local planning authority.

Agenda Item: 63

Application No: 260225

Site Address: Land Located to The East of Watmore Lane, Winnersh, Berkshire

Pages: 201 – 263

There are the following updates to the recommended condition. The approved plans condition 2 is amended to incorporate a small amendment to the boundary of plot 71. Amendments to conditions 4, 9 and 13 are recommended to improve their practical implementation.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan	7135A-PL-201-B
Block Plan	7135A-PL-202-E
Proposed Site Plan	7135A-PL-203-F
Presentation Layout	7135A-PL-204-J
Affordable Housing Plan	7135A-PL-205-F
Dwelling Size Layout	7135A-PL-206-F
Parking Plan	7135A-PL-208-G
Accessibility Plan	7135A-PL-209-F
Materials and Character Area Plan	7135A-PL-210-F
Open Space Plan	7135A-SK-301 A
Detailed Site Plan – Sheet 1	7135A-PL-213-G
Detailed Site Plan – Sheet 2	7135A-PL-214-F
Detailed Site Plan – Sheet 3	7135A-PL-215-F
Phase 2 Plans and Elevations AF1C/AF1D Detached and Semi	7135A-PL-230
Phase 2 Plans and Elevations AF2A- AF1C/AF1D	7135A-PL-231
Phase 2 Plans and Elevations AH2A Semi and Terrace	7135A-PL-232
Phase 2 Plans and Elevations AH2A- AH3A	7135A-PL-233
Phase 2 Plans and Elevations AH3A Semi	7135A-PL-234

Phase 2 Plans and Elevations PH3B Semi and PH3C-PH3B	7135A-PL-237-A
Phase 2 Plans and Elevations PH3A Detached and Semi	7135A-PL-238
Phase 2 Plans and Elevations PH3C	7135A-PL-240
Phase 2 Plans and Elevations PH3C Semi	7135A-PL-241
Phase 2 Plans and Elevations PH3D Terrace	7135A- PL-242
Phase 2 Plans and Elevations PH3D-PH3E	7135A-PL-243-A
Phase 2 Plans and Elevations PH3E-PH3D-PH3D	7135A-PL-244-A
-Phase 2 Plans and Elevations PH4A	7135-PL-246
Phase 2 Plans and Elevations PH4C	7135-PL-247
Phase 2 Plans and Elevations PH4D	7135A-PL-248
Phase 2 Plans and Elevations PH4B	7135A-PL-249
Phase 2 Plans and Elevations Garages, Sub Station, Cycle Stores	7135A-PL-250
Phase 2 Plans and Elevations PH3F	7135A-PL-251
Phase 2 Street Scenes – Sheet 1	7135-PL-260-C
Phase 2 Street Scenes – Sheet 2	7135A-PL-261-C
Phase 2 Street Scenes – Sheet 3	7135-PL-262-B
Phase 2 Plans and Elevations Apartments AF1A-AF1B	7135A-PL-270-G
Phase 2 Plans and Elevations Apartments AF2A-AF2B-AF2C	7135A-PL-271-G
Landscape Masterplan	CSA/7168/126 D
Soft Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/217 B
Soft Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/218 B
Soft Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/219 B
Hard Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/220 A
Hard Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/221 A
Hard Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/222 A
Arboricultural Method Statement Phase 2	1894-KC-PH2-YTREE-MethodStatement-RevB
Tree Protection Plan Phase 2	1894-KC-PH2-YTREE-TPP02RevA
Veteran Tree Management Plan	1894-KC-PH2-YTREE-VeteranTreeManagementPlan-RevA

Phase 2 Visibility Splays	IESIS-DR-C-6850 S3 P2
Phase 2 Fire Appliance Tracking	IESIS-DR-C-6800 S3 P2
Phase 2 Large Refuse Tracking	IESIS-DR-C-6801 S3 P2
Phase 2 Large Refuse Tracking and Large Car Passing	IESIS-DR-C-6802 S3 P2
Phase 2 Delivery Vehicle Tracking and Large Car Passing	IESIS-DR-C-6803 S3 P2
Phase 2 Access Restriction GA	IESIS-DR-C-6900 S3 P1

4. **Prior to the above slab of the development**, 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 layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. 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 five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.
9. The dwellings shall not be occupied until the turning spaces for refuse vehicles **to serve that property** has been provided in full accordance with the approved plans. The turning space shall thereafter be retained in accordance with the approved details and shall be used for no other purpose.
13. Prior to commencement of the development hereby approved, 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 **to base course in** accordance with the approved details **prior to the occupation of the final dwelling and final wearing course within 12 months of final occupation**, unless otherwise agreed in writing by the local planning authority.

Agenda Item: 64

Application No: 253109

Site Address: 20 Culver Lane, Earley, Wokingham, RG6 1DT

Pages: 237 - 250

Officer Update:

As of 18/05/2026, Councillor Stephen Newton has withdrawn both his objection to the application and his request for the application to be considered at Planning Committee, having reviewed and accepted the Officer's recommendation for conditional approval. As there are no remaining triggers requiring Committee determination under the Council's Constitution, the application will be removed from the Planning Committee agenda and determined under delegated powers.

25. Decisions and Updates of Note

Title	PAS Committee Review
	The Planning Advisory Service (PAS), on behalf of the Local Government Association, completed a review of Wokingham Borough Council's Planning Committee in April 2026 following concerns about appeal performance on major applications towards the end of 2025. The review confirms that the Council is no longer at risk of designation, noting improved performance and commending the Committee for its professionalism, strong Member–Officer relationships, effective chairing, high-quality officer advice and reports, and operation at an optimal size. PAS found that the Committee generally operates in line with national best practice, with clear procedures and effective public speaking arrangements. A number of proportionate recommendations are made to further strengthen performance, including clarifying arrangements for 'twin-hatted' Members, improving meeting management and seating arrangements, making greater use of presentations to support Member understanding, introducing substitutes to mitigate quorum risk, reviewing elements of the Scheme of Delegation and Constitution in light of forthcoming national reforms, and enhancing Member training on complex issues such as the tilted balance and heritage. These recommendations are presented as short and longer-term improvements and are considered by PAS to be relatively straightforward to implement given the positive culture and engagement already in place. A copy can be found here or attached as Appendix 1 of the email version of this update: Committee training for new and returning Members of the Planning Committee is scheduled for Tuesday 2nd June 2026 at 19:00 via MS Teams.

Title	Major Appeals performance update
	The appeal performance for the current reporting quarter is 6.25% for majors. This is for appeals determined up to 19th May 2026 (the time of writing). The reporting quarter will end on the 30th June 2026. There is currently one appeal yet to be determined. If this is allowed before 30th June 2026, then the performance level would not breach the 10% threshold. Based on the above, there is no risk of breaching the 10% in the current or next reporting quarters.