



**WOKINGHAM**  
**BOROUGH COUNCIL**

## **TOWN AND COUNTRY PLANNING ACTS**

**TOWN AND COUNTRY PLANNING**  
**(ENGLAND) 1990**

Mr Craig Pettit  
Marrons  
One Temple Quay  
Temple Back East  
Bristol

### **NOTIFICATION OF APPROVAL OF PLANNING PERMISSION**

**Application Number:** 250735  
**Applicant Name:** Croudace Homes, Vortal Homes Limited and Falcon Developments (SE) Limited  
**Site Address:** Land to the north of School Road, Arborfield Cross  
**Proposal:** Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)  
**Date of Decision:** 16 April 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**

##### Reserved Matters

1.

- (A) No part of development hereby approved shall commence until details of layout, scale, appearance, and landscaping (hereinafter referred to as Reserved Matters) have first been approved in writing by the Local Planning Authority.
- (B) Plans and particulars of the Reserved Matters referred to above shall be submitted in writing to the Local Planning Authority before the expiration of 3 years from the date of this permission.
- (C) The development hereby permitted shall be begun before the expiration of 2 years from the date of approval the Reserved Matters to be approved.

*Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

#### Approved Plans

2. The development hereby approved shall be carried out in accordance with the following approved plans: Proposed Site Access Arrangement 2305-083-PL05 Rev B and Parameters Plan 2522477.4 Rev F.

*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 approve*

#### Highway Improvement Works (School Road)

3. No part of development hereby approved shall commence until full engineering and construction details in respect of highway improvement works set out below have first been submitted to and approved in writing by the Local Planning Authority. The highway improvement works shall include:
  - (a) Improvements to traffic calming measures on School Road, which shall ensure that School Road is suitable for on-road cycling; and
  - (b) Widening of footway along School Road to a minimum of 2m.

The highway improvement works shall be carried in accordance with the approved details prior to first occupation of development hereby approved.

*Reason: To ensure that the necessary off-site highway works, which are required to mitigate the impact of the development on the highway network and to ensure safe and suitable access for all users, are secured and implemented in a timely manner and to an appropriate standard, in accordance with Core Strategy policies CP3 and CP6*

#### Highway Improvement Works (Eversley Road)

4. No part of development hereby approved shall commence until full engineering and construction details in respect of highway improvement works set put below have first been submitted to and approved in writing by the Local Planning Authority. The highway improvement works shall include:
  - (a) Refuge island approximately 80m to the south of Eversley Road/Link Way; and
  - (b) Splitter island adjacent to Eversley Road/Whitewell Close, following the removal of priority working island to the north.

The highway improvement works shall be carried in accordance with the approved details prior to first occupation of development hereby approved.

*Reason: To ensure that the necessary off-site highway works, which are required to mitigate the impact of the development on the highway network and to ensure safe and suitable access for all users, are secured and implemented in a timely*

*manner and to an appropriate standard, in accordance with Core Strategy policies CP3 and CP6*

#### Highway Improvement Works (Toucan Crossing)

5. No part of development hereby approved shall commence until full engineering and construction details of a crossing suitable for use by pedestrians, cyclists and dismounted horse riders (which shall incorporate mounting blocks either side of the crossing) have first been submitted to and approved in writing by the Local Planning Authority. The crossing shall be constructed in accordance with the approved details prior to first occupation of development hereby approved.

*Reason: To ensure that the necessary off-site highway works, which are required to mitigate the impact of the development on the highway network and to ensure safe and suitable access for all users, are secured and implemented in a timely manner and to an appropriate standard, in accordance with Core Strategy policies CP3 and CP6*

#### Walking and Cycling Strategy

6. Prior to commencement of development hereby permitted, details of pedestrian and cycle infrastructure and connections from the development to Arborfield Cross shall be submitted for approval by the Local Planning Authority. These details shall demonstrate how these routes will be upgraded. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

*Reason: In the interests of sustainable travel, convenience and highway safety, in accordance with Core Strategy Policies CP1 and CP6.*

#### Highway Construction Details

7. No part of development hereby approved shall commence until full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting have first been 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 prior to first occupation and the final wearing course shall be provided within 3 months of final occupation.

*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.*

#### Sustainable Urban Drainage Scheme (SuDS)

8. The application for approval of Reserved Matters shall be accompanied by a surface water drainage scheme. The drainage scheme shall include:
  - (a) Evidence of infiltration testing to BRE 365 standards (or equivalent) to support any proposed infiltration methods;
  - (b) Use of SuDS following the SuDS hierarchy, preferably infiltration;

- (c) Full drainage calculations to demonstrate the performance of soakaways or capacity of attenuation features to cater for 1 in 100 years flood event with a 40% allowance for climate change allowance and runoff controlled at 1.7l/s/ha or preferably better;
- (d) Calculations demonstrating that there will be no flooding of pipes for events up to and including the 1 in 100-year flood event with a 40% allowance for climate change and how exceedance flows will be managed.
- (e) Assessment of SuDS components as listed in the CIRIA SuDS Manual (and justification for exclusion of any if necessary);
- (f) Separate drainage systems for any proposed adopted highways and residential dwellings;
- (g) A demonstration of how surface water runoff is going to be catered for, given that parts of the development site already suffer from surface water flooding.
- (h) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- (i) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- (j) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

*Reason: to prevent the increased risk of flooding, and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 & CC10; and Wokingham SuDS Strategy (January 2017).*

### Maintenance of SuDS

9. No dwelling hereby approved shall be occupied until a plan for management and maintenance of the Sustainable Urban Drainage Systems for the lifetime of the development hereby approved (hereinafter referred to as SuDS Maintenance Plan) has first been submitted to and approved in writing by the Local Planning Authority. The SuDS Maintenance Plan shall include:
  - (a) the arrangements for adoption by a public authority or a statutory undertaker and arrangements to secure the operation of the scheme throughout its lifetime;
  - (b) full details of the access that is required to reach surface water management component for maintenance purposes; and

- (c) a plan for safe and sustainable removal and disposal of waste periodically arising from drainage system, detailing the materials to be used and standard of work required, including method statement.

The approved SUDS Maintenance Plan shall be implemented in accordance with approved details prior to first occupation of development hereby approved.

*Reason: to prevent the increased risk of flooding, ensure the continued operation and adequate maintenance of drainage features serving the site and to protect water quality in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1; Managing Development Delivery Local Plan policies CC09 & CC10; and Wokingham SuDS Strategy (January 2017).*

### Foul Water

10. No dwelling hereby approved shall be occupied until either:

- (a) A confirmation has been provided to the Local Planning Authority that foul water capacity exists off site to serve the development; or
- (b) A development and infrastructure phasing plan has been submitted to and approved in writing by the Local Planning Authority. Where a development and infrastructure phasing plan is approved, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan; or
- (c) All Foul water network upgrades required to accommodate the additional flows from the development have been completed.

*Reason: Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents.*

### Water Infrastructure

11. No dwelling hereby approved shall be occupied until either:

- (a) A confirmation has been provided to the Local Planning Authority that all water network upgrades required to accommodate the additional demand to serve the development have been completed; or
- (b) A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is approved, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan

*Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.*

## Construction Environment Management Plan

12. No part of the development hereby approved shall commence, including site clearance and preparation works, until a Construction Environment Management Plan (CEMP) has first been submitted to and approved in writing by the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period. The CEMP shall include the following:

- (a) construction of suitable works access;
- (b) details of haul routes to be used to access the development;
- (c) parking of vehicles of site operatives and visitors (including times, these should be in line with hours of work permitted under Condition 13);
- (d) loading and unloading of plant and materials;
- (e) programme of works, including measures for traffic management and operating hours;
- (f) storage of plant and materials used in constructing the development;
- (g) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- (h) provision of lighting during construction;
- (i) protection of trees, hedgerows and other natural features (in accordance with details to be approved under condition 27);
- (j) control measures to prevent the spread of invasive non-native species
- (k) wheel washing facilities and an area cleaning regime;
- (l) measures to control the emission of dust and dirt during construction;
- (m) a scheme for recycling/disposing of waste resulting from construction works;
- (n) details of pest control measures, if required
- (o) hours of construction;
- (p) hours of delivery; and
- (q) mitigation and avoidance measures for protected species and species of principal importance.

The development hereby approved shall be carried out in strict accordance with the approved CEMP during site preparation, clearance and construction of the development.

*Reason: In the interests of highway safety & convenience, neighbour amenities and ecology. Relevant policy: Core Strategy policies CP3 & CP6 and MDD LP policy TB23.*

## Hours of work

13. No work relating to the development hereby permitted, including works of ground clearance or preparation prior to commencement of construction operations shall take place other than:

- (a) between the hours of 08:00 to 18:00 Monday to Friday; and
- (b) 08:00-13:00 on Saturday; and
- (c) at no time on Sundays or Bank or National Holidays except for individual operations which cannot reasonably be undertaken within the construction working hours defined above and have been notified to the Local Planning Authority (including details of the nature extent and timetable for the works) at least two weeks in advance and approved in writing.

Where works are approved by the Local Planning Authority under (c), key stakeholders including residential properties within an identified zone that has first been submitted to and approved in writing by the Local Planning Authority, ward members and town/parish councils shall be given written notice at least one week in advance of the works taking place. The notification shall include details of the nature, extent and timetable for the works and telephone number that the party responsible the works can be contacted on for the duration of the works.

*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*

#### Access for All

14. The application for Reserved Matters shall demonstrate how no less than 10% of market dwellings and 100% of affordable housing dwellings will be accessible and adaptable in line with M4(2) of the Building Regulations 2010 (as amended) (or any other standard that supersedes it).

*Reason: To provide a variety of dwellings, catering to different needs, to support positive neighbourhood planning in accordance with Policy CP2 of the Core Strategy and TB05 of the MDD.*

#### Secured by Design

15. The Reserved Matters application for the development shall demonstrate how the development has taken into account principles of Secured by Design Residential (Homes) Guide 2025 (or any other guide that supersedes it).

*Reason: In order to create places that are safe, inclusive and accessible in accordance with Core Strategy Policies CP1, CP2, & CP3 and National Design Guide.*

#### On-site renewables

16. Concurrently with a Reserved Matters application for the development hereby approved, a scheme demonstrating how a 10% reduction in the predicted

carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) would be achieved shall be submitted to for the Local Planning Authority's approval in writing. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. Development shall not commence until the scheme has been approved. The approved scheme shall be implemented prior to first occupation of the development hereby approved and shall remain operational for the lifetime of the development.

*Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.*

#### Domestic Water Consumption

17. Prior to the commencement of development, a scheme achieving a maximum domestic water consumption of 110L per capita per day (including 5L allowance for external water) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development

*Reason: To reduce consumption of water in a classified area of serious water stress in accordance with the NPPF, Wokingham Borough Core Strategy Policy CP1; Managing Development Delivery Local Plan Policy CC04; and the Sustainable Design and Construction Supplementary Planning Document (2010).*

#### Air Source Heat Pumps

18. In the event that Air Source Heat Pumps (ASHPs) are proposed as part of a Reserved Matters application for the development hereby approved, the Reserved Matters application shall be accompanied by a detailed Noise Impact Assessment (NIA). The NIA shall:
  - (a) Identify the predicted operational noise levels from all proposed ASHPs, including cumulative impacts where multiple units are proposed;
  - (b) Evaluate the potential impact of this noise on the amenity of future occupants of the proposed dwellings and any existing noise-sensitive receptors in the vicinity of the proposed ASHPs; and
  - (c) Detail the specific measures to be incorporated into the design, layout, orientation, and specification of the ASHPs, and/or other mitigation measures (such as enclosures or

screening), to ensure that noise from the ASHPs does not give rise to an unacceptable adverse impact on residential amenity.

The design and layout of the development submitted pursuant to the Reserved Matters application shall be informed by, and incorporate the recommendations of, the NIA. Any ASHPs shall subsequently be installed and maintained in accordance with the details as approved in writing by the Local Planning Authority.

*Reason: In the interest of amenity of future occupants of the development, in accordance with Core Strategy policies CP1 and CP3, MDD LP Policy CC06 and paragraphs 135(f) and 187 of the NPPF (2024).*

### Detailed Landscaping

19.

- (a) No development shall take place until full details of both hard and soft landscape works have been first submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include:
  - (i) scheme drawings;
  - (ii) proposed levels and contours;
  - (iii) detailed design of SuDS features in accordance with the SuDS Strategy, demonstrating how they will be integrated into the wider landscape, with attenuation basins having a natural shape and shallow profile (not requiring lifesaving equipment and fence barriers), allowing them to fulfil amenity, ecological and drainage functions;
  - (iv) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate;
  - (v) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls;
  - (vi) details of the street tree planting pits in combination with the roadside swales/rain gardens demonstrating that the trees have sufficient rooting volume to enable their successful retention long term health;
  - (vii) hard landscaping materials including samples;
  - (viii) minor artefacts and structures (such as street furniture, play equipment, refuse or other storage units, signs, external services) including specifications for the product and its installation;

- (ix) specification for tree rooting systems and use of structural soils under paving or where rooting volumes are limited; and
  - (x) car parking layouts, other vehicle and pedestrian access and circulation areas.
- (b) Details of quality control measures, including supervision of landscape contract(s) by a suitably qualified landscape specialist and annual landscape audits for the five-year period from completion of the landscaping. The annual Landscape Audit shall be submitted to the Local Planning Authority for information prior to the next planting season and replacement planting undertaken in accordance with the landscape audit and iii) below.
- (c) 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.

*Reason: In the interests of visual amenity and to maintain favourable conservation status of the site for protected species and species of principal importance. Relevant policy: Core Strategy policies CP3, CP7 and Managing Development Delivery Local Plan policies CC03, TB21 & TB23*

#### Landscape Management Plan

20. Prior to the commencement of the development, 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.*

#### Ground and building levels

21. Prior to commencement of the development hereby approved, a measured survey of the site and a plan prepared to scale of not less than 1:500, showing details of existing ground levels for the site and proposed finished ground and floor levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB21.*

## Habitat Management and Monitoring Plan

22. Prior to commencement of the development hereby approved a habitat management and monitoring plan (HMMP) shall be submitted to and approved in writing by the Local Planning Authority. The HMMP shall include the following:

- (a) Description and evaluation of features to be managed, covering all landscaped areas other than domestic gardens;
- (b) Ecological trends and constraints on site that might influence management;
- (c) Aims and objectives of management, including detailed Biodiversity Gain Plan;
- (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; and
- (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 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: 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*

## Ecological permeability

23. Prior to commencement of development hereby approved, a strategy for ecological permeability and species biodiversity enhancements to the site shall first be submitted to and approved in writing by the Local Planning Authority. The strategy shall be prepared by a suitably qualified ecologist and include measures for bats, birds, hedgehogs, reptiles, amphibians, and invertebrates. Development shall be carried out in accordance with the approved strategy and shall thereafter be permanently retained as such.

*Reason: To provide biodiversity enhancements, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP3 and CP7; and Managing Development Delivery Local Plan policy and TB23*

### Lighting Strategy (Bats)

24. Prior to or concurrent with Reserved Matters application a Lighting Design Strategy for Biodiversity for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

- (a) Identify those areas/features on and around the site that are particularly sensitive for bats and where the development may cause disturbance in or around their breeding sites and resting places or along foraging and/or commuting routes; 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 bats 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 approved strategy, and these shall be maintained thereafter in accordance with the approved strategy.

*Reason: To avoid detriment to protected species, in accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP3 and CP7; and Managing Development Delivery Local Plan policy and TB23.*

### Ecology Management Plan

25. Prior to the commencement of development, a detailed Ecology Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Plan shall include species specific ecological enhancements. The development shall be implemented in accordance with the approved Ecological Management Plan.

Reason: To secure appropriate wildlife mitigation, compensation and enhancements within the course of the development. In accordance with Section 15 of the National Planning Policy Framework, Core Strategy policies CP3 and CP7; and Managing Development Delivery Local Plan policy and TB23.

### Arboricultural Impact Assessment

26. The Reserved Matters application shall be accompanied by an updated Arboricultural Impact Assessment (AIA) to ensure development proposals, including site layout and buffer zones of veteran tree(s) where retained, have been fully considered in relation to tree constraints.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.*

### Tree Protection

27.

- (a) No development or other operation shall commence on site until a scheme which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the Local Planning Authority (the Approved Scheme);
- (b) No part of development hereby approved or other operation (including site clearance and preparatory works) shall commence on site until the Approved Scheme has been implemented.
- (c) No development (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) shall commence until the Local Planning Authority has been provided no less than 7 working days written notice to inspect the implementation of the measures identified in the Approved Scheme.
- (d) 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.
- (e) 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.

*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*

#### Boundary Treatment

28. Prior to commencement of above ground works, details of all boundary treatments and other means of enclosure, which shall include provision of ecological permeability measures appropriate for protected species and species of principal importance (in accordance with details approved under condition 23), shall first have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to the first occupation of the development. The boundary treatments and other means of enclosure shall be maintained in the approved form thereafter.

*Reason: In the interests of amenity, biodiversity and highway safety, in accordance with Core Strategy policies CP1, CP3 and CP6 and Managing Development Delivery Local Plan policy TB23.*

#### Archaeology (WSI)

29. Prior to the submission of an application for the approval of Reserved Matters, a programme of archaeological work, including a Written Scheme of Investigation (hereinafter referred to as the WSI), shall be first submitted to and approved in writing by the Local Planning Authority. The WSI shall include:

- (a) Assessment of significance and research questions;
- (b) Programme and methodology of site investigation and recording;
- (c) Programme for post investigation assessment;
- (d) Provision to be made for analysis of the site investigation and recording;
- (e) Provision to be made for publication and dissemination of the analysis and records of the site investigation;
- (f) Provision to be made for archive deposition of the analysis and records of the site investigation; and
- (g) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

The programme of archaeological work shall be carried out in accordance with the approved WSI.

*Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy*

#### Archaeology (Investigation Results)

30. No dwelling hereby approved shall be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under Condition 29 and the provision made for analysis, publication and dissemination of the results and archive deposition has been secured and confirmation of this has been submitted to and approved in writing by the Local Planning Authority.

*Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy*

#### Land Contamination Investigation

31. An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon or landfill gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
  - human health,
  - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
  - adjoining land,
  - groundwaters and surface waters,
  - ecological systems,
  - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

*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.*

#### Submission of Remediation Scheme (where required)

32. A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

*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.*

#### Unexpected Land Contamination

33. 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.*

## Biodiversity Net Gain

34. Prior to commencement of development hereby approved a Biodiversity Net Gain Plan (BNGP) demonstrating how a minimum 20% uplift on the agreed baseline will be delivered shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To ensure the development delivers a measurable enhancement for biodiversity, in excess of the statutory minimum. In accordance with Section 15 of the National Planning Policy Framework and Managing Development Delivery Local Plan policy and TB23.*

## **Informatives**

- 1) 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.
- 2) 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.
- 3) This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act, the obligations in which relate to this development.
- 4) The developer's attention is drawn to the fact that this permission does not authorise the physical construction of the proposed off-site highway works and site access connections to the public highway. A separate legal agreement made with the Council under s.278 of the Highways Act 1980 is required. No work within or affecting the public highway shall commence until the agreement has been completed and the Council, as local highway authority, has approved all construction and installation details together with a programme of works.
- 5) 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](mailto:developer.contributions@wokingham.gov.uk).

- 6) Fire service vehicles currently operated by Royal Berkshire Fire & Rescue Service exceed the requirements stated in the current edition of Approved Document B. The applicant should be made aware of the following amendments:- The minimum carrying capacity for a pumping appliance is 16 tonnes. The minimum carrying capacity for a high reach appliance is 26 tonnes. Structures such as bridges should have the full vehicle carrying capacity. Any structural fire precautions and all means of escape provision will have to satisfy Building Regulation requirement. These matters are administered by the local authority Building Control or approved inspectors, who you are advised to contact in this regard.
  
- 7) Thames Water advise There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  
<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-ourpipes&data=05%7C02%7Cplanning.enquiries%40wokingham.gov.uk%7C0a3aaec060ce47666ee208d7b47c3a0%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638802270348139774%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkFOljoitWFlpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkF>
  
- 8) Thames Water advise There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.  
<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-your-development%2Fworking-near-ourpipes&data=05%7C02%7Cplanning.enquiries%40wokingham.gov.uk%7C0a3aaec060ce47666ee208d7b47c3a0%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C638802270348170371%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMilslkF>

OljoiTWFpbCIsIldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=0fQjOniLjqNI  
gD2%2BVCWBRF9k2y6EkC AeAjuaWLePM0Q%3D&reserved=0

Signed

A small, square, light green box containing a handwritten signature in black ink. The signature appears to be 'JT' or similar initials.

Justin Turvey  
Head of Development Management - Place & Growth  
Date: 16<sup>th</sup> April 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 \(wokingham.gov.uk\)](http://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](mailto: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](mailto:plantlocation@sgn.co.uk). If necessary, contact National Gas Transmission for high pressure gas pipelines on [box.assetprotection@nationalgas.com](mailto: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).