

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 June 2026

Application Number: 250267

Location: 31 Barkham Ride, Wokingham, RG40 4EX

Proposal: Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

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 and drawings numbered:

Image 2DB – Elevation Omar Park Homes Ltd Std Plan 5004

Image 2DB - Omar Park Homes Ltd Std Plan 5004

Heritage 2DB Utility & Study – Elevation Omar Park Homes Ltd Std Plan 9009

Heritage 2DB Utility & Study - Omar Park Homes Ltd Std Plan 9009

Ikon 2DB – Elevation - Omar Park Homes Ltd Std Plan 9404

Ikon 2DB - Omar Park Homes Ltd Std Plan 9404

05 – Plan and Elevations

Received 4th February 2025

06F - Site Plan

447-P01 – Landscape Masterplan

Received 10th July 2025

2301002-TK001 Rev E – Swept Path Analysis Refuse Vehicle

Received 1st December 2025

2301002-SK01 – Signs and Road Markings

2301002-TK003 Rev D – Swept Path Analysis Car

Received 12th November 2025

2301002-TK004 Rev C – Swept Path Analysis Fire Appliance

Received 6th October 2025

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

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. Materials

The development hereby permitted shall be carried out in accordance with the materials as specified on the application form/plans hereby approved.

Reason: In the interests of visual amenity in accordance with policy CP3 of the Core Strategy.

4. Surface Water Drainage

No development (excluding demolition) or stationing of park homes shall commence until a detailed surface water drainage scheme is submitted and approved, based on the submitted strategy (Lanmor Ref. 231641/DS/AG/RS/02 Rev E). The scheme must include:

- Verified attenuation volumes for 1 in 100yr + 40% CC storms
- Detailed drawings of SuDS features (culvert, basin, Hydro-Brake)
- Evidence of landowner consent and Ordinary Watercourse Consent,
- Assessment of ditch capacity and Exceedance flow routing plan

Reason: To prevent increased flood risk from surface water run-off in line with Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

5. Maintenance Plan and Verification

Prior to first occupation of the park homes and first use of the community building and park office, a long-term management and maintenance plan for all SuDS must be submitted, including responsibilities and maintenance schedules.

Reason: To prevent increased flood risk from surface water run-off in line with Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Boundary Treatment

Prior to first occupation of the park homes and first use of the community building and park office, a plan indicating the positions, design, materials and type of boundary treatment to be erected, shall be submitted to an approved in writing by the Local Planning Authority. Where appropriate the boundary treatment shall including the provision of mammal gaps. The boundary treatment shall be implanted in accordance with the approved plan before the development is occupied or otherwise in accordance with a timescale agreed in writing by the Local Planning Authority.

Reason: In order to protect the privacy of adjoining and future occupiers and in the interests of the visual amenities of the locality and local wildlife in accordance with Policy CP3 of the Core Strategy.

7. Archaeology

No development or stationing of park homes shall commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation

6. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

The Development shall take place in accordance with the WSI approved WSI.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough in accordance with TB25 of the MDD.

8. Parking and turning space to be provided

Prior to first occupation of the park homes and first use of the community building and park office, the vehicle parking and turning spaces shall be provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Cycle parking to be provided

Prior to first occupation of the park homes and first use of the community building and park office, secure and covered parking for cycles shall be provided in accordance with 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.

10. Visibility splay provision

The park homes shall not be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

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

11. Access to be stopped up

The existing vehicular access(es) to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

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

12. Construction Method Statement

No development or stationing of park homes shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors,

ii) loading and unloading of plant and materials,

iii) storage of plant and materials used in constructing the development,

iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,

v) wheel washing facilities,

vi) measures to control the emission of dust and dirt during construction,

vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

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

Relevant policy: Core Strategy policies CP3 & CP6.

13. Highway construction details

No development or stationing of park homes shall take place until 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. Lighting

Prior to first occupation of the park homes and first use of the community facility and park office, a report detailing the external lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The report shall include the following:

- Location, height and type of lighting

- A layout plan with beam orientation and intensity of illumination

- A schedule of equipment

- Measures to avoid glare

- An isolux contour map showing light spillage to 1 lux

- Details of lighting all highways, cycleways, footpaths, public areas and any non-residential buildings

The lighting strategy shall be implemented as approved and no further external lighting shall be installed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with policies CP7 and TB23 and to ensure highway safety in accordance with policy CP6.

15. Delivery and Servicing Plan

The development and stationing of park homes shall operate in accordance with Servicing Management Plan prepared by Motion dated 1st December 2025 at all times.

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

16. Walking and Cycling Strategy

No development or stationing of park homes shall take place until details of measures within the development to improve footway and cycleway routes that connect the development with bus stops, Rooks Nest Country Park, Gorse Ride Schools, and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to the occupation of the first park home.

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

17. Hours of construction

No work relating to the development or stationing of park homes hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 hours and 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on 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.

18. Landscaping

No development or stationing of park homes shall take place until a scheme of hard and soft 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 is submitted to and approved in writing by the local planning authority

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, TB21 and TB06.

19. CEMP

No development (including demolition, ground works, vegetation clearance) or stationing of park homes shall take place 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 a 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 minimise impacts on biodiversity in accordance with the NPPF and CP7 of the Core Strategy and TB23 of the MDD.

20. Landscape management

No development or stationing of park homes shall take place until 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.

21. Arboriculture

a) No development or stationing of park homes 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.

22. Great Crested Newts

No development or stationing of park homes shall take place until a Great Crested Newt precautionary working method statement is submitted to and approved in writing by the Local Planning Authority. The approved working method statement shall be abided by at all times thereafter.

Reason: To further reduce the risk of impacting Great Crested Newts should they be present in the area, in accordance with CP7 of the Core Strategy and TB23 of the MDD.

23. Biodiversity Enhancements

No development or stationing of park homes shall take place until details of biodiversity enhancements, to include a scheme of integrated bird and bat tile/bricks/boxes built into each of the new buildings and native and wildlife friendly landscaping (including gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and prior to occupation of the development a letter report from a suitably qualified ecologist with photos of the nest bricks in situ shall be submitted to and approved in writing by the Council.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 193 of the NPPF and CP7 of the Core Strategy and TB23 of the MDD.

24. Biodiversity Net Gain

No development or stationing of park homes shall take place until a [Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
 - b) the roles and responsibilities of the people or organisation(s) delivering the [HMMP];
 - c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
 - d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development;
- and

e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

(a) HMMP has been implemented; and

(b) habitat creation and enhancement works as set out in the [HMMP] have been completed.

No works/development shall take place until:

a) the habitat creation and enhancement works set out in the approved HMMP have been completed; and

b) a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy CP7.

25. Land Contamination

a) No development or stationing of park homes shall take place until 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 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'.

b) Submission of Remediation Scheme (where required).

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.

c) 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 the development is suitable for its end use and the wider environment and does not create undue risks to occupiers of the site or surrounding areas in accordance with Policy CP1 of the Core Strategy.

26. Water consumption

No development or stationing of park homes shall take place until details of how all park homes shall meet internal potable water consumption targets of 110 litres or less per person per day. Thereafter, all dwellings shall be built in accordance with the measures to achieve this water consumption target and the measures maintained for the lifetime 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 CC04 and the Sustainable Design and Construction Supplementary Planning Document.

27. Waste Provision

Prior to first occupation of the park homes and first use of the community building and park office, details of bin storage shall be 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, recyclable and compost 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.

28. Air Quality Assessment

No development or stationing of park homes shall take place until a detailed Air Quality Assessment to determine whether mitigation is required to protect the residents from the effects of poor air quality is submitted to and approved in writing by Local Planning Authority. Where this Air Quality Assessment identifies that future residents will be exposed to poor air quality, an air quality mitigation scheme shall accompany this assessment demonstrating sufficient mitigation to protect the occupants. The scheme shall be implemented as approved prior to occupation of any part of the development and retained as approved at all times thereafter.

Reason: In order to protect the health of future occupants of the proposed development in accordance with Policy CC1 of the Core Strategy and Finchampstead Neighbourhood Plan Policy GA1.

29. Use of community building and office

The community building and park office shall be retained in those uses for the lifetime of the development and for no other use within the same use classes.

Reason: As unrestricted use of the building could result in adverse impacts to neighbouring amenity and the surrounding area generally in accordance with policy CP3 of the Core Strategy.

30. First use of park homes

The community building and park office hereby approved shall be suitable for first use for residents prior to the first occupation of the proposed park homes.

Reason: To ensure a cohesive development is brought forward and in light of the development resulting in the loss of existing communal open space for residents.

Relevant policies: CP1 and CP3 of the Core Strategy.

31. Ancillary community building

The community building hereby approved is to remain as an ancillary facility to the park homes at all times and shall not be sold, disposed of or let separately.

Reason: As non-ancillary use of the buildings could result in adverse impacts to neighbouring amenity and the surrounding area generally in accordance with policy CP3 of the Core Strategy.

32. Use of office

The park office hereby approved shall only be used in conjunction with the park home estate and for no other business at all times.

Reason: As unrelated business use of office could result in adverse impacts to neighbouring amenity and the surrounding area generally in accordance with policy CP3 of the Core Strategy.

33. BREEAM

Prior to first use of the ancillary community building and office, a copy of a Final BREEAM Certificate in accordance with the BREEAM Sustainability Standard following a post-construction stage review carried out by a licensed assessor has been submitted to and approved in writing by the Local Planning Authority, demonstrating that the development has attained a BREEAM rating of 'Excellent'.

Reason: To ensure that the development is carried out in accordance with sustainable building standards in accordance with Policy CC04 of the MDD.

Informatives

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

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 dated 15 June 2026, the obligations in which relate to this development.

4. 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.

5. 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.

6. 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.

7. Should the development 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.

Recommendation and conditions/reasons agreed:



Date: 15/06/26

REMEMBER - The earliest date for a decision on this application is: **25 July 2025**