

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 8 May 2026

Application Number: 260498

Location: Wilderness Lodge, Wilderness Road, Earley, Wokingham, RG6 5RG

Proposal: Full application for the formation of a pond with associated hard landscaping, ground reprofiling and landscaping works (retrospective).

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 (RWG-AHR-ZZ-ZZ-DR-L-08000 P01 S2 Location Plan), (RWG-AHR-ZZ-ZZ-DR-L-08510 P01 S2 Landscaping Planting Design 2 of 2), (RWG-AHR-ZZ-ZZ-DR-L-08100 P02 Block Plan), (RWG-AHR-ZZ-ZZ-DR-L- 08200 P02 S2 Existing Site Plan), (RWG-AHR-ZZ-ZZ-DR-L-08300 P02 S2 Site Layout Plan, (RWG-AHR-ZZ-ZZ-DR-L-08400 P01 S2 Site Sections), (RWG-AHR-ZZ-ZZ-DR-L-08500 P01 S2 Landscape Planting Design 1 of 2) received by the local planning authority on 27/02/26. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Drainage and Perimeter Maintenance Plan

Prior to the development coming into use, a surface water drainage management and maintenance plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall identify the responsible party and include an inspection and maintenance regime for the infiltration trenches, pond liner, pond water levels and vegetation management. The perimeter brick walls shall be maintained in a structurally sound condition for the lifetime of the development, given their role in containing surface water within the site during extreme rainfall events.

Reason: In order to ensure satisfactory provision is made for foul and storm water drainage. Relevant policy: NPPF Section 10 (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 policies CC09 and CC10.

Informatives:

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately, and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. 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: *MC*

Date: 07.05.2026

REMEMBER - The earliest date for a decision on this application is: **31 March 2026**