

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 1 July 2026

Application Number: 261098

Location: Whiteknights Campus, Reading, URS Building Faculty of Urban Regenerative Studies, Reading, RG6 6EN

Proposal: Full application for the removal and replacement of existing boundary fencing and gates to Whiteknights Campus.

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 Plans

This permission is in respect of the submitted application plans and drawings:

Site Location Plan - 30303 NPA WK ZZ DR L 3001

Site Plan WBC Sheet 1 - 30303 NPA WK ZZ DR L 3011 P02

Site Plan WBC Sheet 2 - 30303 NPA WK ZZ DR L 3012 P02

Site Plan WBC Sheet 3 - 30303 NPA WK ZZ DR L 3013 P02

Site Plan WBC Sheet 4 - 30303 NPA WK ZZ DR L 3014 P02

Site Plan WBC Sheet 5 - 30303 NPA WK ZZ DR L 3015 P02

Site Plan WBC Sheet 6 - 30303 NPA WK ZZ DR L 3016 P02

Site Plan WBC Sheet 7 - 30303 NPA WK ZZ DR L 3017 P02

Typical Fence and Gate Details Elevation Plan - 30303 NPA WK ZZ DR L 7000 P01

Received by the local planning authority on 6th May 2026. 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. Landscaping

Planting shall be carried out in accordance with Site Plan WBC Sheets 1-7, Typical Fence & Gate Details, and the Proposed Planting Schedule and Management Notes (Ref: Nicholas Pearson Associates, 30303 NPA WK ZZ DR L 3011 -3017 Rev P02; 30303 NPA WK ZZ DR L 7000 Rev P03; and, 30303 NPA WK ZZ SH L 5001 Rev P01; various dates in April 2026) in the first planting and seeding seasons following the completion of the extension.

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 and TB21 (and TB06 for garden development).

4. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

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.

5. Protection of trees

a) No development or other operations shall take place except in complete accordance with the details within the Tree Survey, Arboricultural Impact Assessment, and Arboricultural Method Statement by Challice Consulting Ltd. and dated 28th April 2026 (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.

6. Securing on-site ecological expertise during construction

No development shall commence until details of the role, responsibilities and activities to be undertaken by an appropriately qualified Ecological Clerk of Works (ECoW) have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the Ecological Clerk of Works shall be appointed and shall oversee relevant activities in accordance with the approved details and the recommendations set out in the Ecological Impact Assessment (Nicholas Pearson Associates, Revision P02, dated 1 May 2026). The development shall be carried out in accordance with the approved details and recommendations.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan

7. Species Compensation and Enhancement Condition

Prior to construction, a scheme for biodiversity compensation and enhancement, including 5 bird boxes, 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 the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan

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. 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.

3. 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.

4. 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.

5. The applicant is reminded that there are trees on site protected by a Tree Preservation Order. It is a criminal offence to wilfully or knowingly cause damage to those trees, including their roots unless in accordance with express planning permission.

6. 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: 01.07.2026

REMEMBER - The earliest date for a decision on this application is: **5 June 2026**