



Planning Statement

**Reddam House School, Bearwood Road, Sindlesham,
Wokingham, RG41 5BG**

On behalf of: Inspired Education Holdings Limited

Date: December 2024

One Fitzroy, 6 Mortimer Street, London
W1T 3JJ
Tel. +44 (0)20 7493 3338
www.geraldeve.com

ANE/EBH/U0028496 – December 2024

© copyright reserved 2024 Gerald Eve LLP

Contents

Page

Appendices

1	Introduction and Background	3
2	Site and Context	6
3	Planning History	8
4	Pre-Application Consultation	9
5	Description of the Proposals	10
6	Relevant Planning Policy Context	15
7	Planning Considerations	18
8	Summary and Conclusion	32
9	Appendices	34

A	Full Planning History
B	

1 Introduction and Background

- 1.1 This Town Planning Statement ('the Statement') has been prepared by Gerald Eve LLP on behalf of Inspired Education Holdings Limited ('the Applicant') in support of a full planning application in relation to a new boarding house at Reddam House School, Bearwood Road, Sindlesham, Wokingham, RG41 5BG ('the Site').
- 1.2 Reddam House School is privately owned by Inspired Education Group. Inspired Education Group is a global, co-educational group of premium schools, consisting of 100 private education schools, with nearly 80,000 students in 6 continents.
- 1.3 Reddam House School, a co-educational day and boarding school, is located in Wokingham, Berkshire, set within 125 acres of parkland.
- 1.4 The school is partially located within the Sindlesham Conservation Area and made up of a number of buildings, with the main schoolhouse Grade II* Listed (List entry: 1135967) and Bearwood College Chapel Grade II Listed (List entry: 1118160).
- 1.5 This application relates specifically to the construction of a new building to create a new boarding block which will replace, increase, and upgrade the existing Drake House Boarding block offer.
- 1.6 The proposed new boarding block will provide a modern facility for circa 100 students with ancillary staff accommodation. It will consist of 2-bed sharing rooms with ensuite, including 2 accessible student rooms. The new block will also provide spaces for a games room, collaborative working space, common room, staff admin office, and 2/3 bed apartment for house parents.
- 1.7 The proposed works have been subject to pre-application discussions, which is discussed further in Section 4. It has been agreed with Officers that a full planning application is submitted.

1.8 As such, this full planning application seeks permission for the following works:

“Demolition of existing outhouses and erection of a two-storey boarding house, associated plant equipment, new landscaping and highways works and other associated works”

1.9 For the avoidance of doubt, this application does not relate to the Drake House boarding block, only the re-provision of its offer.

1.10 Further details of the proposals are contained within Section 5 of this Statement and within the Design and Access Statement prepared by Haptic Architects, which is submitted in support of this application.

1.11 This Planning Statement should be read in conjunction with the accompanying plans and drawings submitted as part of this planning application as follows:

- Completed application forms (PP-13542821), prepared by Gerald Eve LLP;
- Cover Letter, prepared by Gerald Eve LLP;
- CIL Forms, prepared by Gerald Eve LLP;
- Location Plan, prepared by Haptic Architects;
- Demolition Plans, prepared by Haptic Architects;
- Proposed Plans, prepared by Haptic Architects;
- Drawing Schedule, prepared by Haptic Architects;
- Design and Access Statement, prepared by Haptic Architects;
- Landscape Plan, prepared by BD Architects;
- Landscape Statement, prepared by BD Architects;
- Illustrative Landscape Masterplan, prepared by BD Architects;
- Illustrative Hard Landscape Plan, prepared by BD Architects;
- Illustrative Soft Landscape Plan, prepared by BD Architects;
- Illustrative Landscape Site Section, prepared by BD Architects;
- Illustrative Lighting Strategy Plan, prepared by BD Architects;
- Illustrative Landscape Masterplan – Roof Level, prepared by BD Architects;

- Flood Risk Assessment, prepared by Elliot Wood;
- Drainage Strategy, prepared by Elliot Wood;
- Energy Strategy, prepared by XCO2;
- Sustainability Statement, prepared by XCO2;
- Acoustic Assessment, prepared by XCO2;
- Air Quality Assessment, prepared by XCO2;
- Biodiversity Net Gain Report, prepared by Ethos Environmental Planning;
- Preliminary Ecological Appraisal, prepared by Ethos Environmental Planning.

2 Site and Context

- 2.1 This section describes the Site's location, character, and land uses in the context of the surrounding area. The full extent of the Site is shown within the red line boundary of the Location Plan and Proposed Site Plan, submitted as part of this application.
- 2.2 Additional details are also provided within the Design and Access Statement prepared by Haptic Architects, submitted in support of this application.

Reddam House School

- 2.3 Reddam House School, formerly known as Bearwood College, is a co-educational independent school in Wokingham. It teaches children from Early Learning School, aged 3 months until Year 13, aged 18. It also takes on weekly and termly boarders (aged 11+) as well as day students. There are roughly 670 pupils at Reddam House.
- 2.4 The estate was previously occupied by the Royal Merchant Navy School, changing its name to Bearwood College in 1965. It was bought by the Reddam Group in 2014 and in 2015 Reddam House Berkshire was established on the Site.
- 2.5 Reddam House is a Grade II* listed 1820s country house and is positioned at the heart of the Estate.
- 2.6 The Estate lies within the Grade II* National Historic Park and Garden of Bearwood College and is also partially within the Sindlesham Conservation Area.

The Site

- 2.7 The application Site sits within a vast natural landscape. The proposed site for the new boarding house sits adjacent to the current boarding house, Drake House, situated immediately east of the Site.

- 2.8 The redline Site Boundary is a total of 9547 sqm. The proposed GIA for the new boarding house is 2171 sqm.
- 2.9 The Site, described as the study area within supporting documents, was chosen for the location of the new boarding house due to its proximity to the current boarding house, and its location to the periphery of the school site to ensure privacy for residents, and away from the historically significant aspects of the school.
- 2.10 The existing Drake House and Cadet Block provide a buffer between the new proposed boarding block and the start of the Bearwood Woodland.
- 2.11 The proposals are discussed further in Chapter 5 (Description of Proposals).

Planning Policy Designations

- 2.12 In terms of planning policy designations, the Site is covered by the following designations (as defined by the Wokingham Council Core Strategy Policy Maps):
- Countryside
 - Sindlesham Conservation Area (partially)
 - Bat Roost Habitat Suitability Model
 - Great Crested Newt Impact Risk Zone
 - SSSI Impact Risk Zone
 - Flood Zone 1
 - BEARWOOD COLLEGE – National historic park and garden – Grade II*
 - BEARWOOD COLLEGE (ROYAL MERCHANT NAVY SCHOOL) - Grade II*

3 Planning History

- 3.1 This section outlines the planning history of the Site. Only applications deemed relevant to the proposals are listed below.
- 3.2 A full planning history of the site is included within Appendix A of this Statement.
- 3.3 A comprehensive search of Wokingham Council online planning register has been undertaken for the application.
- 3.4 On 20 April 2017, advertisement consent (ref. 153230) was granted for **“Application for advertisement consent for non-illuminated signage and flag posts. (Retrospective)”**.
- 3.5 On 24 November 2020, Listed Building consent (ref. 202577) was granted for **“Application for Listed Building consent for the proposed removal of an internal wall on the second floor to open up the original corridor and archway, and internal alterations.”**
- 3.6 On 15 October 2021, Listed Building consent (ref. 212872) was granted for **“Application for the Listed Building consent for the proposed of the removal of internal walls and removal of toilets, building of new internal walls, plus existing plumbing to be extended out of the building and a new soil pipe to extend through existing external brick wall plus replacement casement windows and additional high level internal windows.”**
- 3.7 On 13 April 2023, Listed Building consent (ref. 222319) was granted for **“Application for listed building consent for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.”**
- 3.8 On 15 November 2023, full planning permission (ref. 221843) was granted for **“Full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.”**

4 Pre-Application Consultation

- 4.1 The National Planning Policy Framework ('NPPF'), which was most recently revised in December 2024, emphasises that early engagement and good quality preapplication discussion enables better coordination between public and private resources and provides improved outcomes for the community (Paragraph 40). Paragraph 42 reiterates that the more issues resolved at the pre-application stage, the greater the benefits.
- 4.2 The Applicant and the Design Team have been working with Wokingham Council throughout the design development process and have sought to refine the proposals following discussions had.
- 4.3 A pre-application request was submitted to Wokingham Council on 30 September 2024 and a formal pre-application meeting was held with Wokingham Council on 24 October 2024.
- 4.4 The pre-application meeting with Wokingham Council raised no concerns over the proposed works in principle. Comments on scale, massing and architectural expression on the scheme were considered adequate for its context and purpose.
- 4.5 A pre-application meeting was organised and held with the Berkshire Garden Trust on 12 December 2024. The proposals were discussed, and feedback was positive with support for the new boarding block provided in principle. Further discussion can be found within the supporting DAS.
- 4.6 A pre-application pack was also submitted to Historic England for their review on 12 December 2024. The team are currently in discussion and a meeting is being arranged for January where the proposals will be discussed further.

5 Description of the Proposals

- 5.1 This Statement should be read in conjunction with the Design and Access Statement, the proposed drawings prepared by Haptic Architects, and the other associated documents prepared by specialist consultants and submitted in support of this application.

Proposals

- 5.2 The Client's proposal is for the construction of a new boarding block at Reddam House to replace, increase and upgrade the existing Drake House boarding block offer. The new boarding block will provide accommodation for circa 100 students with ancillary staff accommodation to allow for the boarding house to be modernised in line with the premium standard of the school.
- 5.3 Initially, a refurbishment option was assessed for the existing Drake House boarding block offer. However, this revealed a series of areas to improve: level of natural light, communal spaces for the number of students, lack of sufficient staff dedicated areas and dormitory interiors. The structure and services in the existing block present a number of challenges to upgrade to the client aspirations and therefore the conclusion was that a new boarding house would be preferable.
- 5.4 A study of the wider school site identified the eastern area of the principal school building as the preferred location for the new boarding house. This location was selected due to its proximity to the existing boarding house, its position on the periphery of the school site, ensuring privacy for residents, and its separation from the historically significant elements of the school.
- 5.5 The study area presents an opportunity to realign the transition from the heritage buildings to the ancient woodland to the east. The proposed new boarding block will unify the wider school site, formalising the current back of house service yard, into a new courtyard. Creating a stronger connection of spaces through the school.

- 5.6 The consented new sports hall application (ref. 221843) approves a number of buildings to be demolished on the wider Reddam School site. A building located within the red line of this application is consented for demolition. A further two ancillary outhouses within this application are proposed to be demolished to allow for the construction of the new boarding house.
- 5.7 The existing Drake House, which currently provides 66 beds, will not be demolished, and its future use is under discussion with the school. The proposed new boarding house will accommodate 100 beds, offering improved boarding facilities. While the overall number of students at the school will remain unchanged, the new boarding house will provide enhanced boarding options for current pupils.

Design and Heritage

- 5.8 The proposed new boarding block will provide a simple yet elegant two storey 'L' shaped building. The building will provide circa 100 student beds, staff accommodation, common area, games room, workspace, staff admin office and improved garden space.
- 5.9 At the ground floor, where the two dormitory wings intersect, the double height piazza serves as the central arrival point for visitors and students. This space seamlessly merges with the common room, creating a generous and inviting social area that connects to the exterior. An open staircase elegantly links the reception area to the first floor, enhancing the spatial flow.
- 5.10 Each wing has a central corridor with an array of bedrooms to each side which repeats at the first floor. Parent Houses finish each block at their gable end. An enclosed staircase provides a safe escape route at the end of the corridor.
- 5.11 The flat roof will be accessible for maintenance only, providing plant and PV panels. The first-floor canopies will be a Biodiverse Green Roof and 'Blue Roof' rainwater attenuation system at roof level.

- 5.12 The site serves as a transitional space between the Grade II* listed Jacobean schoolhouse and its surrounding listed grounds and woodland. The existing schoolhouse exemplifies rich Jacobean architectural styling, characterised by a distinct interplay of patterns, materials, proportions, and classical orders across its façades.
- 5.13 Across the existing site a range of complimentary materials are used, stone is used in both detailing and focal points. The proposed architecture follows the principles of the neighbouring listed buildings with a red clay brick with flush mortar joints.
- 5.14 Comments from Historic England on the sports hall application (ref. 221843) highlighted the importance of the design's relationship to the Victorian and early 20th-century architectural forms of the service buildings within this part of the former Bearwood site. A mix of architectural styles was considered potentially harmful to the Grade II* listed house and grounds, as visually discordant buildings could undermine their experience and understanding. In response, this scheme has been carefully designed to enhance and complement the existing historic buildings, ensuring it preserves the character and appearance of the Sindlesham Conservation Area.

Sustainability

- 5.15 Key to the proposals is sustainability. The goal of the scheme is to create an exemplar sustainable building responding to the site's microclimate and conditions.
- 5.16 The following opportunities have been outlined for a holistic approach to the project's sustainability:
- Maximise and reuse of the existing buildings on site. Reducing embodied carbon.
 - A 'Low Carbon First' approach to new material choices, everything from the new structure down to wall finishes.
 - Adopt passive measures to cooling, heating and ventilation, and create a high-performance facade.
 - Increase biodiversity and ecology on the site.

- Design for circularity. Maximise reuse of any waste material and consider future disassembly.
- Create high quality internal spaces that considers the health and wellbeing of its occupants.

5.17 The BREEAM target of Excellent has been set as minimum with Outstanding as aspirational.

Trees

5.18 A Landscape Statement prepared by BD Architects and a Preliminary Ecology Appraisal and BNG Report prepared by Ethos Environmental Consultants have been submitted in support of the application.

5.19 There is one tree present on the site, and within the study area which is demarcated with a Tree Preservation Order. The tree is a 22m tall Atlas Cedar of A1 quality. The tree will be protected and has been a focal point of the design.

5.20 The proposed new boarding block will be supported by piles to minimise foundation requirements within the Tree Protection Area.

5.21 Although the footprint of the building overlaps parts of the Root Protection Area (RPA) of these trees, the proposed Finished Floor Level (FFL) and construction methodology for the building was developed to minimise excavation in this area. As such the proposed FFL sits approximately 0.75m above the highest existing ground level around

5.22 There are a number of other trees on the site which pose a challenge and will need to be removed.

5.23 New trees are proposed to the Western edge of the new boarding house.

Access

5.24 Existing access on the site shows that the current Cadet building access runs directly through the red line boundary, where the proposed new boarding block will sit. As such, vehicular movement to the Cadet building is proposed to be re-routed around the rear of the existing Drake House. This will require a new road to be constructed to access the Cadet Block.

5.25 A further rearrangement of the paths on site beyond the study area presents opportunities for separating the vehicular and pedestrian flows, for safer circulation of children around the school grounds.

5.26 Parking bays will be included to serve each Parent House in Reddam House.

Summary

5.27 The proposals seek to create a new boarding house at Reddam House School to replace the provision currently supplied within Drake House.

5.28 The proposals:

- Create a seamless transition from school's existing layout to the new study area.
- Safeguard the key trees within the study area.
- Addresses the existing buildings by defining a new courtyard.
- Connects to Drake House, creating a new landscaped garden.
- Creates a communal entrance linking both blocks.
- Keeps vehicular access to the peripheries of the development.

5.29 As such, an application for Full Planning Permission is sought for:

“Demolition of existing outhouses and erection of a two-storey boarding house, associated plant equipment, new landscaping and highways works and other associated works”

6 Relevant Planning Policy Context

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise.
- 6.2 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority (or, as the case may be, the Secretary of State) shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.3 The Statutory Development Plan for Wokingham Council comprises the following planning policy documents:
- Wokingham Adopted Core Strategy DPD (2010);
 - Wokingham Adopted Managing Development Delivery Local Plan (2014);
 - Arborfield and Barkham Neighbourhood Plan (April 2020); and
 - Supplementary Planning Document – Borough Design Guide.

National Guidance – National Planning Policy Framework ('NPPF') (2023)

- 6.4 At a national level, Central Government published the revised National Planning Policy Framework ('NPPF') in December 2024, which is a material consideration in planning decision.
- 6.5 The recent consultation on changes to the National Planning Policy Framework (NPPF), which ran from July to September 2024, proposed reforms aimed at boosting housing delivery and achieving sustainable economic growth.
- 6.6 The consultation concluded in September and the adopted NPPF was published in December 2024.

- 6.7 The NPPF published in December 2024, which supersedes the previous version from December 2023, sets out the Government’s economic, environmental and social planning policies for England and supersedes the vast majority of Planning Policy Guidance Notes (PPGs) and Planning Policy Statements (PPSs). It summarises in a single document all previous national planning policy advice. Taken together, these policies articulate the Government’s vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 6.8 The NPPF sets out the Government’s requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.
- 6.9 The NPPF establishes the presumption in favour of sustainable development.

Planning Practice Guidance (‘PPG’)

- 6.10 In March 2014, the Department for Communities and Local Government launched the web-based planning practice guidance (‘PPG’) resource. The PPG resource aims to provide planning practice guidance which is useable in an up-to-date and accessible manner.
- 6.11 With regard to decision taking, the PPG is a material consideration in the determination of planning applications.

Local Planning Policy

Wokingham Adopted Core Strategy 2010

- 6.12 The Core Strategy was adopted in January 2010. It sets out the strategic, overarching planning policy framework and identifies the level of development expected to take place up until 2026.

6.13 Wokingham Borough Council are also in the process of bringing forward a new Local Plan which will set out the spatial strategy for the borough up to 2040. The Proposed Submission Plan (Regulation 19) was published on 30 September and representations were invited until 13 November 2024.

6.14 The council are currently in the process of collating and analysing all comments received and will then undertake any further work required before submitting the Local Plan Update and all supporting documents to the Secretary of State. At this stage, timescales for submission of the draft Local Plan to the Secretary of State are unclear.

6.15 It is therefore considered that the policies contained within the Draft Local Plan hold minimal weight at this stage.

Wokingham Adopted Managing Development Delivery Local Plan 2014

6.16 The Managing Development Delivery local plan was adopted in February 2024. It builds on the strategy set out in our Core Strategy and sets out more detailed policies for managing development.

Arborfield and Barkham Neighbourhood Plan 2020

6.17 The Arborfield and Barkham Neighbourhood Plan was adopted in April 2020. It covers the area of Arborfield and Newland and Barkham parishes.

7 Planning Considerations

- 7.1 The proposals are considered against the relevant planning policy, designations and supplementary guidance.

Principle of Development and Sustainability

- 7.2 Sustainable development is at the very heart of the National Planning Policy Framework. Paragraph 11 of the NPPF states that there is a presumption in favour of sustainable development, and that development that accords with an up-to-date Local Plan should be approved.
- 7.3 Chapter 2 of the NPPF sets out how the planning system can contribute to achieving sustainable development. One of the three overarching objectives is based around economic enhancements, *“to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity”*.
- 7.4 Paragraph 85 of the NPPF states that significant weight should be given to supporting economic growth and productivity, taking into account local business needs and opportunities for development.
- 7.5 Paragraph 89 of the NPPF states that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

- 7.6 Paragraph 100 of the NPPF states that great weight should be given to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications.
- 7.7 Policy CP1 of the Core Strategy (Sustainable development) states that planning permission will be granted for development proposals that maintain or enhance the high quality of the environment (point 1) and provide attractive, functional, accessible, safe, secure and adaptable schemes (point 10).
- 7.8 Policy CP2 of the Core Strategy (Inclusive communities) aims to ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities – which includes educational buildings) to meet long term needs.
- 7.9 Policy CC01 of the MDD Local Plan (Presumption in Favour of Sustainable Development) states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.
- 7.10 Policy CC04 of the MDD Local Plan (Sustainable Development and Construction) states proposals for development to deliver high quality sustainable design and construction. Non-residential floorspace is required to meet the necessary Building Research Establishment Assessment Method (BREEAM).
- 7.11 Policy CC05 of the MDD Local Plan (Renewable energy and decentralised energy networks) requires that development for non-residential proposals of more than 1000 square metres of floorspace must deliver 10% reduction in carbon emission through the delivery of renewable or carbon technologies.

7.12 The Arborfield and Barkham Neighbourhood Plan Policy TC1 supports the development which involves existing valued community facilities. Reddam School is listed as a valued community facility.

7.13 The Arborfield and Barkham Neighbourhood Plan Policy TC3 notes how rural local businesses should be supported. Reddam School is listed as a successful business within the area

Assessment

7.14 The Proposed Development will provide a sustainable new building which accords with development plan policies. Supporting Energy and Sustainability Statements have been prepared by XCO2 and are submitted alongside this application.

7.15 The energy strategy for the Reddam House development has been developed in line with the energy policies of the Borough of Wokingham. The three-step Energy Hierarchy has been implemented and the estimated regulated CO2 savings on site are 22% against a Part L 2021 compliant scheme.

7.16 The proposed energy efficiency measures include levels of insulation beyond Building Regulation requirements, low air tightness levels, efficient lighting as well as energy saving controls for space conditioning and lighting.

7.17 In terms of Be Clean, a site wide heat network or CHP system has not been found to be feasible or viable for a development of this scale, however the apartment blocks will utilise communal air sourced heat pumps (ASHPs).

7.18 The feasibility study carried out for the development identified photovoltaics (PVs) and air source heat pumps as suitable renewable technologies for the development. The PVs can provide onsite energy supply, and the ASHPs can service heating and hot water.

- 7.19 The proposed development is compliant with the Wokingham Borough Development Plan policy “CC05: Renewable energy and decentralised energy networks” which requires a 10% reduction in carbon emissions through renewable energy or low carbon technology.
- 7.20 The sustainability strategy for Reddam House has been developed with the design team to comply with the relevant environmental policies from the Borough of Wokingham. The proposed development is targeting the achievement of BREEAM ‘Excellent’ and therefore meets the targets set in the Local Plan.
- 7.21 As set out in the pre-application response provided by Wokingham Council, the site is located within the Countryside, where Core Strategy Policy CP11 applies. The primary objective of this policy is to protect the distinct identity of settlements and preserve environmental quality. The policy states that development proposals outside settlement limits are generally not permitted unless they meet specific criteria. While the proposal does not strictly align with any of these criteria, the policy makes allowances for *“essential community facilities that cannot be accommodated within settlement limits or through the reuse/replacement of an existing building.”* Although the proposal is not classified as an essential community facility, it is important to acknowledge that the improvement and expansion of education provision deliver clear community benefits.

Character of Area

- 7.22 Policy CP3 of the Core Strategy (General Principles for development) states that development must be an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design (part a).
- 7.23 Policy CP3 of the Core Strategy (General Principles for development) also states that development must contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings including the use of appropriate landscaping (part f).

- 7.24 Policy CP11 of the Core Strategy (Proposals outside Development Limits (including countryside)) states that in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except where essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building.
- 7.25 Policy CC02 of the Local Plan (Development Limits) addresses the location of development and set the development limits for each settlement as defined on the Development Plan Policies Map.
- 7.26 Policy TB21 of the Local Plan (Landscape character) requires proposals to address the Council's Landscape Character Assessment requirements and must preserve or enhance the conditions, features, and characteristics of the landscape.
- 7.27 Policy CC03 of the Local Plan (Green Infrastructure, Trees and Landscaping) aims to protect and retain existing trees, hedges and other landscape features.
- 7.28 Policy IRS1 (Preservation of separation of settlements) of the Arborfield and Barkham Neighbourhood Plan states in order to protect the separation of settlements, development proposals outside of development limits designated in the Managing Development Delivery Local Plan 2014 will be required to comply with Policy CP11 of the Core Strategy and:
- a) Preserve the character and appearance of the countryside; and
 - b) Not lead to the physical, visual or perceived coalescence of existing settlements.

Assessment

- 7.29 The application site lies outside the defined settlement limits and is therefore designated as countryside. However, it is located in close proximity to the settlement edge of Sindlesham. Policy CC02 allows for development proposals on the edges of settlements, provided they respect the transition between built form and countryside. While the site is classified as

countryside, it maintains a strong relationship with the existing built environment. Furthermore, the site is well-contained by dense, mature natural boundary treatments, which significantly obstruct views into the site.

7.30 The proposed development does not encroach further into the countryside. The site is well-contained by dense, mature trees and hedgerows. While it lies outside the defined settlement boundary of Shinfield, its location and close relationship to the school buildings ensure there is no harm to settlement separation. This is in line with Local Plan Policy CC02.

7.31 As noted in the BNG report prepared by Ethos Environmental Planning, the proposal results in the loss of a number of mature trees, however the equivalent of 0.05ha of urban trees will be planted. This is a medium distinctiveness habitat and will be in a moderate condition. This habitat will deliver 0.15 units.

Heritage and Conservation

7.32 The statutory requirements for planning applications which affect statutorily designated heritage assets, including listed buildings and conservation areas, or their setting, seek to ensure that special regard is given to the desirability of preserving the asset or its setting, character, appearance or any features of architectural or historic interest which it possesses (Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

7.33 Section 66(1) of the Planning (Listed Buildings and Conservation Area) Act 1990 requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the decision maker shall have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses.

7.34 Section 72(1) of Planning (Listed Building and Conservation Areas) Act 1990 requires the determining authority to pay special attention to the desirability of preserving or enhancing the character and appearance of a conservation area when determining applications.

- 7.35 The Government has attached great importance to conserving and enhancing the historic environment in the NPPF. The NPPF advises that decisions on applications with implications on designated heritage assets should be made on the basis of the significance of the asset, and the harm (substantial or less than substantial) that the proposal would cause to the significance of the heritage asset.
- 7.36 Under paragraph 207 of the NPPF, in determining applications, local planning authorities should require an Applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.
- 7.37 Following on from this, Paragraph 208 sets out that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal taking account of the available evidence and any necessary expertise and that such an assessment should be taken into account when considering the impact of a proposal on a heritage asset.
- 7.38 Paragraph 209 of the NPPF states that in determining planning applications, local planning authorities should take account of:
- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - c) the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.39 Paragraph 213 of the NPPF states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

- 7.40 Paragraph 215 of the NPPF states that, where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 7.41 Paragraph 20 of the PPG in relation to the historic environment acknowledges that the public benefits which flow from a development can be anything that delivers economic, social or environmental progress. The benefits should flow from the proposals and be of a nature and scale to be of benefit to the public interest at large and should not just be a private benefit. Benefits do not, however, have to be visible or accessible to the public in order to constitute public benefits.
- 7.42 Paragraph 216 of the NPPF states that the effect of a proposal on the significance of a non-designated heritage asset should also be taken into account in determining an application. In weighing applications that affect non-designated heritage assets directly or indirectly, a balanced judgement is required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7.43 Policy CP3 of the Core Strategy (General Principles for development) states that development should have no detrimental impact upon important ecological, heritage, landscape.
- 7.44 Policy TB24 of the Local Plan (Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, and conservation areas. The policy states that proposals should include sufficient information to convey the exact nature of the proposals and their impact on the significance of the existing building, including survey drawings and plans, elevations and sections.

Assessment

- 7.45 The proposal site is located within the grounds of Reddam House School, Sindlesham, formerly known as Bearwood College, a grade II* listed building. The wider site is a registered

park and garden and has a number of Listed Buildings within its grounds. It also forms part of the Sindlesham Conservation Area.

- 7.46 Holistically, the Bearwood Estate holds a substantial amount of heritage interest and significance, which is reflected in the quantity, varied type and status of its heritage assets, both designated and non-designated. For the majority of estate heritage assets, their interest and significance are associated with their relationship to the historic country estate rather than their later uses. The 20th and 21st century alterations to the Estate have had a negative impact on the significance of the Estate's heritage assets, particularly the Grade II* registered park and garden which is on the Historic England 'Heritage at Risk Register'. The Mansion is the principal building on the Estate and has important relationships with historic features across the Estate, including key views north along the main drive and towards the lake from the south of the Mansion. The wider significance of the Estate is represented by the Sindlesham Conservation Area which emphasises the relationship between the Mansion, the Estate and the Estate village.
- 7.47 Although the Estate includes a number of significant heritage assets which are considered highly sensitive to change, some areas and features have little to no heritage interest in their own right. 20th century and later alterations included negative elements that have altered the setting of the heritage assets, detracting and changing the way they can be experienced and appreciated, consequently impacting their significance. The main concentration of previous unsympathetic changes is the 20th century piecemeal development of land to the east of the Mansion. This part of the Estate has no appreciable heritage significance and a low sensitivity to change. As such it provides a suitable and appropriate location for development and opportunities to conserve and enhance the heritage assets of the Estate.
- 7.48 The design of the proposal has been led by the sensitive historic nature of the listed buildings and their setting. The proposed new boarding house seeks to install elements inherited from the existing Reddam House building to lift the overall quality and character of the buildings that comprise the campus, particularly on those that were added more recently. The new boarding house adopts 2 storeys to fit harmoniously with the surrounding buildings and to sit calmly within the backdrop of Mansion House. Other physical aspects embodied into the

proposed design is the rhythm of the fenestrations that appear on the main building - stacked windows with solid brick piers in between.

7.49 The existing Grade II* listed school house is rich with Jacobean styling. A distinct collection of patterns, materials, proportions and orders are adopted across its facades. The proposal for the building will look to learn, respond, and sympathetically align to. Rather than creating a facsimile, a contemporary interpretation will ensure the new boarding house feels like an extension of the existing buildings.

7.50 It is considered that there is no harm to the significance of any heritage asset and in fact that the proposed development would enhance the setting of the Grade II* listed building.

Highway Access and Parking Provision

7.51 The NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

7.52 The Core Strategy Policy CP6 (Managing travel demand) states planning permission will be granted for schemes that promote sustainable forms of transport, highways safety and traffic related environmental issues.

7.53 Policy CP6 adds that planning permission will be granted for schemes that provide appropriate vehicular parking, having regard to car ownership.

7.54 Appendix 2 of the Local Plan sets out the council's parking requirements. Residential Primary or Secondary Education facilities must provide 1 parking space per full time equivalent staff member.

Assessment

- 7.55 In accordance with Core Strategy Policy CP6, it is proposed to rearrange the paths within the study area in order to help to separate the vehicular and pedestrian flows and create safer circulation. Keeping the vehicles to the periphery will help to create a more natural pedestrian courtyard whilst still providing all required access routes around the perimeter of the site.
- 7.56 The realignment of the access road to the north of the proposed boarding house would enable the reprovision of the staff car parking in this location, as well as provide two parking spaces for the two resident staff members of the proposed boarding house.
- 7.57 In line with Core Strategy Policy CP6, the amended staff car parking would allow a total of 19 parking spaces to be provided (18 standard spaces and 1 disabled bay) improving access for the mobility impaired at the site.
- 7.58 To the south, a new road section is proposed which would connect the existing staff access road with the south of the Cadet block paved area. This would provide a new route to serve the south area of the site, from the west of the Cadet Block.

Ecology

- 7.59 The Biodiversity Net Gain mandate set out in the Environment Act 2021 came into force for major development in January 2024 and sets out a target of 10% net gain in biodiversity should be reached and biodiversity value maximised on-sites.
- 7.60 Paragraph 20 of the NPPF encourages strategic policies to consider the conservation of the natural, built and historic environment including landscapes, green infrastructure and planning measures to address climate change mitigation and adaptation.
- 7.61 Core Strategy Policy CP7 (Biodiversity) states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted. The degree of protection given will be appropriate to the status of the site in terms of its international or national importance.

- 7.62 Policy CP7 adds that development will be only permitted on certain sites if it has been clearly demonstrated that the need for the proposal outweighs the need to safeguard the nature conservation importance, that no alternative site that would result in less or no harm is available which will meet the need, and mitigation measures can be put in place to prevent damaging impacts.
- 7.63 Core Strategy Policy TB23 (Biodiversity and Development) specifies that planning permission for developments will only be granted in cases where they demonstrate that they provide opportunities to enhance biodiversity through design, layout and landscaping.

Assessment

- 7.64 A Biodiversity Net Gain (BNG) Report, prepared by Ethos Environmental Planning, and Preliminary Ecological Appraisal (PEA), prepared by Ethos Environmental Planning have been submitted in support of this application.
- 7.65 In line with Core Strategy Policy CP7, an integral part of the proposed landscape strategy is the promotion of biodiversity and the mitigation of any adverse effects. Ecology on the site will be improved via the introduction of landscaped areas within the proposed communal gardens, as well as planting on land that is currently covered with hard surfacing or existing buildings.
- 7.66 The soft landscaped areas will be species rich to promote local biodiversity and improve the ecological benefits of the area. Several bird and bat nesting boxes are also proposed to be provided to blank walls.
- 7.67 In line with Core Strategy Policy CP7, compensation is required for loss of potential roosting features and potential nesting opportunities for bats and birds within the trees and buildings. This is outlined within the PEA report. Ecological harm is identified through the BNG metric showing a loss where it is required to show a +10% gain. This will be off-set elsewhere within the wider school grounds.

- 7.68 The intended planting strategy for the landscaped areas is simple low-level flora, with hedge planting and small ornamental trees. Native plant species will be introduced to these areas where possible, including both heat and drought resistant species where feasible. This will help to attract invertebrates, birds and other fauna to the area.
- 7.69 The proposed development also aims to improve the green cover of the site by introducing a green roof, which is designed to enhance the biodiversity value of the site whilst also improving the outlook from the 1st floor rooms. the green roof will be designed with a minimum substrate depth of 80mm to mitigate against drought conditions.
- 7.70 A BNG Excel Metric, prepared by Ethos Environmental Planning has also been submitted alongside the application.
- 7.71 It is therefore considered that the proposal has sought to maximise opportunities to enhance biodiversity in line with Core Strategy Policies CP7 and TB23.

Flooding

- 7.72 Core Strategy Policy CP1 (Sustainable development) states planning permission will be granted for development that avoids increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater)
- 7.73 Local Plan Policy CC09 (Development and Flood Risk) requires consideration of flood risk from historic flooding.
- 7.74 Local Plan Policy CC10 (Sustainable Drainage) confirms sustainable drainage systems (SuDS) should be incorporated in plans, which meet the long-term needs of the development and provide benefit the wider social and environmental impacts. A drainage report will be prepared at a later stage.

Assessment

- 7.75 A Flood Risk Assessment (FRA), prepared by Elliott Wood Partnership Ltd, has been submitted in support of this application.
- 7.76 The site is located entirely within Flood Zone 1, defined as 'land having a less than 0.1% (1:1000) annual probability of river flooding. Therefore, the risk of the development flooding from rivers and sea is very low.
- 7.77 The FRA outlines that a review of all other potential sources of flooding has found the site to be at low risk, providing a suitable drainage scheme is in place.
- 7.78 A Drainage Strategy has also been prepared by Elliot Wood Partnership Ltd which is submitted alongside this application.
- 7.79 The Drainage Strategy confirms the following:
- The SuDS Hierarchy has been followed in order to employ the most suitable and practicable SuDS techniques to improve surface water run off rates from the site;
 - The development will provide benefits to surface water runoff, water quality, amenity space and biodiversity through the proposal of blue roofs, green roofs, permeable paving, rain gardens and a filter strip;
 - It is proposed that surface water from all roof and canopy catchments will drain to and be attenuated within 4no proposed blue roof areas across the Level 1 and 2;
 - Surface water from this drainage network will discharge to a below ground pumping station, which will pump to a demarcation chamber adjacent to the existing drainage ditch to the east of the site; and
 - Foul water from the development will outfall via a new 100mm diameter connection to the existing private combined drainage network to the west of the site, which discharges to an existing combined water pumping station serving the wider site.
- 7.80 As such, the FRA concludes that the proposal represents no additional flood risk or vulnerability and the proposal therefore satisfies the requirements of the National Planning Policy Framework and local plan policies.

8 Summary and Conclusion

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the statutory development plan unless material considerations indicate otherwise. This Planning Statement has assessed the proposals against the development plan and other relevant Planning Policy and Supplementary Guidance at national, regional and local policy level.
- 8.2 The current boarding house, Drake House, provides 66 beds. The internal finishes in Drake House are basic, rooms are small and dimly lit, and there are no ensuite WC or shower facilities. As such, the Applicant wishes to deliver new high-quality accommodation that would provide bed spaces for circa 100 students, with ancillary staff accommodation to allow for the boarding house to be modernised in line with the premium standard of the school.
- 8.3 The proposals have been subject to pre-application discussions with both Wokingham Council and Berkshire Garden Trust prior to submission.
- 8.4 The enclosed proposals are considered appropriate in design and heritage terms, and the design of the proposal has been led by the sensitive historic nature of the listed buildings and their setting. The proposed new boarding house seeks to install elements inherited from the existing Reddam House building to lift the overall quality and character of the wider site.
- 8.5 The proposed development will also provide an opportunity to improve the transitional space between the Grade II* listed Jacobean schoolhouse and its surrounding listed grounds and woodland and would unify the wider school site, creating a stronger connection of spaces through the school.
- 8.6 Sustainability has also been put at the forefront of the proposals, with a key goal of the scheme to achieve an exemplar sustainable building that responds to the site's environmental conditions, including a low carbon first approach, designing for circularity and increasing biodiversity and ecology.

- 8.7 The proposals have been fully assessed in relation to the relevant planning policy, guidance and statutory tests, and for the reasons set out within this Planning Statement, are considered to meet the objectives and be in accordance with relevant policy, guidance and statute, at all levels.
- 8.8 The Design, Access and Heritage Statement, submitted as part of this application, concludes that the proposals have been designed in a sensitive and respectful manner which complements the historic and heritage value of the main school building and chapel.
- 8.9 It is concluded therefore that the proposals wholly accord with national, regional and local Planning Policy and the application should be granted accordingly.



9. Appendices

8.10 Appendix A – Full Planning History Table.

PLANNING HISTORY

**Reddam House Bearwood Road
Sindlesham Wokingham
RG41 5BG**

Reference No.	Type of Application	Validation Date	Description of Development	Status	Notes
242158	ADFULL	29 August 2024	Application to vary condition 11 and 12 of planning consent 221843 for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park. Condition 11 refers to sustainable design and construction, condition 12 refers to sustainability & climate change and the variation is to remove conditions 11 and 12.	Valid	
242130	ADFULL	20 August 2024	Application for submission of details to comply with the following condition of planning consent 221843 dated 15/11/2023. Condition 3, The Historic Gates and Pier. Condition 6, Rainwater Runoff, Condition 7, Sustainable Drainage, Condition 8, Protection of Trees and Condition 9, Biodiversity Mitigation and Enhancements.	Recommendation Made	
241637	SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA	27 June 2024	SECTION 211 NOTIFICATION FOR WORKS IN A CONSERVATION AREA T1, Cedar "Fell.	Valid	
241459	ADFULL	10/06/2024	Application for submission of details to comply with the following condition of planning consent 230915 dated 31/10/2023. Condition 7 relates to submission of an Arboricultural Method Statement (relating to demolition).	Approved	

ANE/EBH/U0028496

geraldev.com

241018	LBC	03/05/2024	Application for Listed Building consent for the proposed climbing frame.	Application Withdrawn	
241017	FULL	03/05/2024	Full application for the proposed climbing frame.	Approve	
233106	APPLICATION FOR WORKS TO PROTECTED TREE(S)	18 December 2023	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO-1740-2020-A1 A1, Trees of all species (A1 on TPO) – Proposed tree cutting/hedge trimming works (specific specifications are attached) Reason for Works: To maintain the minimum safety distances mandated by the network provider & maintain public safety.	Tree Consent	
230915	FULL	06 September 2023	Full application for the proposed erection of a maintenance shed following the demolition of 2 no. existing storage structures.	Approve	
230916	LBC	17 April 2023	Application for Listed Building Consent for the proposed erection of a new maintenance shed following the demolition of 2no. dilapidated maintenance stores.	Approve	
222319	LBC	01/08/2022	Application for listed building consent for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.	Approve	
221843	FULL	28/07/2022	Full application for the proposed erection of a sports hall and new pool building following demolition of existing ancillary buildings. Creation of new landscaped permeable parking area on the site of an existing car park.	Approve	



220092	ADFULL	12/01/2022	Application for submission of details to comply with the following condition of planning consent 212872 dated 15/10/2021. Condition 4 details of flues and vents.	Approve	
213553	ADFULL	27 October 2021	Application for submission of details to comply with the following conditions of listed building consent 212872 dated 15/10/2021. Condition 3 relates to details of the soil/waste pipe; condition 4 to details of flues and vents; condition 5 to details of 3 no. new doorways; condition 6 to details of ceiling light fixtures; condition 7 to details of high-level windows, and condition 8 to details of a new doorway through existing masonry walling.	Conditions 3, 5, 6, 7 & 8 – approved Condition 4 – “will need to be submitted in accordance with the timescales set out by the condition wording.”	
212872	LBC	02 September 2021	Application for the Listed Building consent for the proposed of the removal of internal walls and removal of toilets, building of new internal walls, plus existing plumbing to be extended out of the building and a new soil pipe to extend through existing external brick wall plus replacement casement windows and additional high level internal windows.	Approve	
202577	LBC	09 October 2020	Application for Listed Building consent for the proposed removal of an internal wall on the second floor to open up the original corridor and archway, and internal alterations.	Approve	
201817	APPLICATION FOR WORKS TO PROTECTED TREE(S)	21 July 2020	APPLICATION FOR WORKS TO PROTECTED TREE(S) TPO 1740/2020, AREA 1 Various works to be carried out on trees near overhead lines as detailed below and on attached plan. Work to be carried out T111972 A Location-219 Common Beech, English Oak, Lime, Scots Pine Side Prune - Side prune mature trees to give tree clearance of 3m. reduce any over-extended overhanging branch to reduce risk or failure. Remo deadwood over OHL. T111973 B Location-220 Enaglish Oak Side Prune - reduce	Refused	



			branches nearest the OHL. T111974 B Location-220 English Oak Side Prune - T111975 B Location-220 Common Beech Side Prune - T111976 A Location-221 Wellingtonia Side Prune - Reduce Side Branches to suitable growth points or back to main stem T111977 A Location-221 English Oak Side Prune T111978 A Location-222 English Oak, Hawthorn, Laurel, Wellingtonia, Willow Side Prune - reduce understory around the same height as previous cuts approx 2.5 m from groundSide prune mature trees to give 3m tree to conductor clearance, reduce any over extended over hanging branches T111979 A Location-223 Common Beech, English Oak, Leyland cypress, Wellingtonia Side Prune - Reduce understory back to previous hedge height. Side prune mature trees and reduce any overextending branches that overhanging the OHL T111979 A Location-223 Common Beech, English Oak, Leyland cypress, Wellingtonia Side Prune T111280 A Location-225 Common Ash, English Oak, Scots Pine, Sycamore, Yew Side Prune - Reduce any overhanging branches to reduce risk to OHL T111980 A Location-226 Common Beech, English Oak, Horse Chestnut, Wellingtonia, Yew Side Prune - T111981 A Location-227 English Oak, Horse Chestnut, Wild cherry, Yew Side Prune T111982 A Location-228 English Oak, Sweet Chestnut, Wild cherry Side Prune - 5.00 N/A T111983 C Location-228 Sweet Chestnut Fell T111984 B Location-229 English Oak, Silver Birch, Sweet Chestnut Side Prune - 5.00 N/A		
201183	SECTION 211 NOTIFICATION FOR WORKS IN THE SINDLESHAM CONSERVATION AREA	14 May 2020	SECTION 211 NOTIFICATION FOR WORKS IN THE SINDLESHAM CONSERVATION AREA Proposed works are to Reduce, side Prune as required to create a 3-5m gap from tree to conductors for the purposes of safety and continuity of electricity supply. Please see attached Surveys data	Objection	
190973	SECTION 211 NOTIFICATION	04 April 2019	SECTION 211 NOTIFICATION FOR WORKS IN THE SINDLESHAM CONSERVATION AREA T9, Oak (dead)	No objection	

ANE/EBH/U0028496



	FOR WORKS IN THE SINDLESHAM CONSERVATION AREA		â€ Fell to ground level T10, Oak â€ Crown Cleaning T53, Wellingtonia (dead) â€ Fell to ground level T93, Willow (dead) â€ Fell to ground level T110, Unknown spp. (dead) â€ Fell to ground level T112, Pine â€ Crown Cleaning T153, Lime â€ Crown Cleaning T160, Lime â€ Fell to ground level T204, Ash â€ Crown Cleaning T206, Ash â€ Crown Cleaning T208, Ash â€ Crown Cleaning T209, Group A â€ Crown Cleaning T243, Holly â€ Fell to ground level T272, Robinia â€ Fell to ground level T276, Robinia â€ Fell to ground level T278, Oak - Crown Cleaning T279, Oak - Crown Cleaning T280, Yew (dead) â€ Fell to ground level T281, Birch (dead) â€ Fell to ground level T287, Sorbus (dead) â€ Fell to ground level T290, Holly (dead) â€ Fell to ground level T298, Unknown (dead) â€ Fell to ground level T344, Unknown (dead) â€ Fell to ground level T354, Birch (dead) â€ Fell to ground level T362, Beech â€ Fell to ground level T380, Oak - Reduce crown by 30% T381, Oak - Crown Cleaning T429, Cedar (dead) â€ Fell to ground level T430, Cedar â€ Fell to ground level T432, Oak â€ Fell to ground level T441, Cedar (dead) â€ Fell to ground level		
180508	TREE WORKS APPLICATION IN THE SINDLESHAM CONSERVATION AREA	16 February 2018	TREE WORKS APPLICATION IN THE SINDLESHAM CONSERVATION AREA: Application to remove and grind out stumps and replace tree 1; Fell the partially failed tree and replace tree 2; Fell remaining snapped out stem tree 3.	Valid	
183346	SECTION 211 NOTIFICATION	05 December 2018	SECTION 211 NOTIFICATION OF WORK TO A HORSE CHESTNUT TREE WITHIN THE SINDLESHAM CONSERVATION AREA AT REDDAM HOUSE SCHOOL, BEARWOOD ROAD, SINDLESHAM, WOKINGHAM, BERKS, RG41 5BG	Dead/Dangerous - 5 Day Notice	



GERALDEVE
A NEWMARK COMPANY

153230	ADV	20 April 2016	Application for advertisement consent for non-illuminated signage and flag posts. (Retrospective)	Approve	
--------	-----	---------------	---	---------	--

ANE/EBH/U0028496

geraldev.com