

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 25 May 2026

Application Number: 260497

Location: The Forest Comprehensive School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE

Proposal: Full application for the proposed installation of low-carbon heating and hot water systems comprising air-to-water heat pumps, air-to-air heat pumps, and water-source heat pumps, together with associated enclosures, infrastructure, plant and control systems and landscaping, following removal of existing gas-fired heating and hot water infrastructure.

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/labbelled Location Plan, 2110-HDE-00-DR-ME-00001 Rev PL2, 2110-HDE-00-DR-ME-00001 Rev T4, 2110-HDE-00-DR-ME-00003 Rev PL1, 2110-HDE-00-DR-ME-00004 Rev PL1, 2110-HDE-00-DR-ME-00005 Rev PL1, 2110-HDE-00-DR-ME-00006 Rev PL2 & 2591-01 received by the local planning authority on 27/02/26, 30/03/26, 22/04/26 & 08/06/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. The materials to be used and hereby permitted shall be in accordance with the application form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.
Relevant policy: Core Strategy policies CP1 and CP3.

4. Protection of trees - a) No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment and Tree Protection Plan by SJ Stephens Associates and dated March 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.

5. Noise Mitigation Installation (Pre-Operation)- Prior to the first operation of any air-to-water heat pump, air-to-air heat pump, water-source heat pump or associated plant hereby approved, the acoustic mitigation measures identified within the approved Acoustic Report shall be fully installed in accordance with the approved plans and specifications.

The mitigation shall thereafter be retained and maintained in full for the lifetime of the development.

Reason: To protect the amenities of nearby residential occupiers from unreasonable noise levels, in accordance with Policy CC06 of the Managing Development Delivery Local Plan and NPPF Section 15- Conserving and Enhancing the Natural Environment.

6. Operational Noise Limits- The cumulative noise level from all heat pumps and associated plant hereby approved shall not exceed:

- 41 dB LAeq (15 minutes) during the daytime period (07:00–23:00), and
 - 35 dB LAeq (15 minutes) during the night-time period (23:00–07:00),
- when measured at the façade of the nearest noise-sensitive residential property.

Reason: To ensure that the development does not result in unacceptable noise impacts on neighbouring residential amenity, in accordance with Policy CC06 of the Managing Development Delivery Local Plan and NPPF Section 15- Conserving and Enhancing the Natural Environment.

7. Plant Operation and Maintenance- All air-to-water heat pumps, air-to-air heat pumps, water-source heat pumps and any other plant forming part of this development shall be installed, operated and maintained in accordance with the manufacturers' instructions and specifications.

Reason: To ensure the plant operates as assessed and to prevent adverse impacts on residential amenity from unreasonable noise levels, in accordance with Policy

*CC06 of the Managing Development Delivery Local Plan and NPPF Section 15-
Conserving and Enhancing the Natural Environment.*

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 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: 21/05/26

REMEMBER - The earliest date for a decision on this application is: **22 April 2026**