

03 July 2026

Our Ref: 333100630

Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Dear Sir/Madam

APPLICATION FOR PRIOR APPROVAL OF DEMOLITION OF BUILDINGS – HATCH FARM BUILDINGS AND AVENUE BUNGALOW (NORTH OF THE M4), MILL LANE

On behalf of our client, Hatch Farm Land Limited, we are pleased to submit a Prior Approval application for the demolition of buildings located at Hatch Farm and Avenue Bungalow (north of the M4), Mill Lane. The Hatch Farm buildings are located within the boundary of the Loddon Valley Garden Village Strategic Development Location which is proposed as a residential allocation within Wokingham Borough's Local Plan Update.

By securing the Council's consent to this prior approval application will ensure that the client's ecologist consultant can submit a European Protected Species License (EPLS) to Natural England (discussed further within the supporting ecology statement) as bat roosts are confirmed within six buildings. The EPLS will be required to allow demolition works to lawfully proceed on these buildings although demolition of the buildings will not take place until after planning permission has been received for the Hatch Farm residential development. The Avenue Bungalow is required for demolition to allow for the proposed Hatch Farm link road.

A suite of supporting plans and documents have been submitted electronically via the Planning Portal, alongside this covering letter which encompass the following:

- Application Form;
- Prior Approval Location Plan (Drawing No.: P26-0211-DE_11-2)
- Buildings To Be Demolished Location Plan (Drawing No.: P26-0211_DE-11-3)
- Demolition Method Statement;
- Site Waste Management Plan;
- Heritage Impact Assessment;
- Ecology Report – Demolition; and
- Arboricultural Impact Assessment (Demolition)

The buildings to be demolished are as follows as identified on the Buildings To Be Demolished Location Plan (Drawing No.: P26-0211_DE-11-3):

Building to be Demolished	Name	Area (m2)
Building A	Equestrian Barn	1189.4
Building B	Machinery Shed 1	219.8

Office Address:
Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE

Registered Office:
Stantec UK Ltd
Stantec House
Kelburn Court
Birchwood
Warrington WA3 6UT
Registered in England No. 01188070

Building C	Stabling	99.3
Building D	Threshing Barn complex	419.7
Building E	Large Barn 1	220.8
Building F	Outbuildings	106.4
Building G	Hatch Farm House	179.6
Building H	Hatch Farm Bungalow Garage	34.3
Building I	Avenue Bungalow (north of M4)	93.5
Building J	Hatch Farm Bungalow	71.8
Building K	Machinery Shed 2	116.2
Total		2,750.8

Compliance with the General Permitted Development Order

This application is submitted under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order (GPDO) 2015 (as amended). Demolition can be considered 'Permitted Development' provided that it complies with conditions set out in the GPDO 2015. This application for prior notification fully complies with these conditions as set out in the table below:

Development not permitted (Class B.1)	Applicable/ Not applicable
a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support.	Not applicable
b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc building in a conservation area).	Not applicable
c) the building is used, or was last used, for a purpose falling within — (i) article 3(6)(p) (drinking establishments etc.) of the Use Classes Order; or (ii) article 3(6)(q) (drinking establishments with expanded food provision) of that Order.	Not applicable
d) the building is used, or was last used, for the purpose of — (i) a concert hall; (ii) a venue for live music performance; or (iii) a theatre.	Not applicable

e) the demolition relates to a statue, memorial or monument (“a commemorative structure”) in place for a period of at least 10 years on the date of any proposed demolition, other than a commemorative structure — (i)that is a listed building; (ii)that is a scheduled monument; (iii)within a cemetery, on consecrated land, or within the curtilage of a place of public worship; (iv)within the grounds of a museum or art gallery; or (v)within the curtilage of a dwellinghouse.	Not applicable
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As required by Class B.2 (ii), this application is accompanied by a written description of the proposed development – this covering letter. A notice has been displayed at the site on the date to which this application is submitted and will be left for at least 21 days, as required by Class B.2 (iv).

Supporting Documentation

To assist the Council in assessing this application, as indicated above, documents have been prepared as summarised below.

Demolition Method Statement & Site Waste Management Plan

The Demolition Method Statement (DMS), prepared by Shorts Group, outlines the methodology to ensure the buildings will be safely demolished in accordance with regulations. It details the scope of works, health and safety controls, asbestos management, ecology protection, traffic and waste management and emergency arrangements.

The methodology for demolition includes soft stripping methods to remove ceilings, fluorescent tubes, carpet and vinyl, window boards, skirtings, kitchen and bathroom installations, internal doors, partition walls, floor coverings and any fire alarm systems which are detailed within the DMS. The main demolition of structures involves a varying approach between buildings depending on the existence of any bat roosts. Buildings where bat roosts are identified will require ecological works prior to the mechanical demolition, including hand-stripping of roof tiles.

All demolition works will be carried out using remote mechanical demolition methods using 360° demolition excavators fitted with a selection of hydraulic demolition attachments, fitted with all necessary implements to include a pulveriser, grapple and a crusher/cutter, thus ensuring that the risk to manual working operatives is minimised. This will allow Shorts to demolish the buildings accurately and safely whilst maintaining the structural integrity of the buildings.

The DMS is accompanied by a Site Waste Management Plan (SWMP) which details how the waste created by the demolition works will be safely disposed of.

Ecology Report

The report, prepared by Ecological Planning & Research Limited, outlines the environmental and wildlife considerations for the planned demolition of the buildings. The protected species, particularly bats and nesting birds, on site have been identified, and mitigation and compensation measures have been outlined within the report. The demolition will be undertaken to ensure minimum ecological harm.

Arboricultural Impact Assessment

The Arboricultural Impact Assessment (AIA), prepared by Fabrik, assesses the arboricultural implications of the proposed demolition works. The demolition works would result in the removal of six trees, five of

which have been identified as Category U (trees of very low arboricultural quality), and one is identified as Category C (trees of low quality). A tree survey reference plan, a tree removal plan and a tree protection plan is appended to the AIA.

Heritage Impact Assessment

The Heritage Impact Assessment (HIA), prepared by TCMS Heritage, has been prepared to assess the potential impact from proposed demolition of all extant buildings associated with Hatch Farm and built heritage assets within a 1 km radius search area from the Site. The report concludes that the group of buildings which make up the historic farmstead are no longer associated with agricultural functions. None of the individual buildings which make up the farmstead are buildings of "exceptional local heritage value" in accordance with the criteria published by the Local Planning Authority. As the proposals would result in the total loss of buildings which formed the historic farmstead, the HIA does recommend mitigation in the form of archaeological building recording ahead of demolition. The assessment also concludes that the demolition of these buildings would not harm the archaeological interest, group value or possible collective memory retained in the Converted Range of agricultural buildings located the opposite side of Mill Lane, or the archaeological interest, or possible collective memory retained in Loddon Thatch.

Summary

We trust the above and the enclosed are clear and sufficient to register and determine this application, however, should you require any points to be clarified, please do not hesitate to contact the writer.

Yours sincerely,



Sumeen Kaur Baweja
Planner
Stantec UK Limited