

Planning Application Reference: 260425

Site: St Paul's Church of England Junior School

Discharge of Conditions Application Submission relating to:

- **Condition 5 (Construction Method Statement)**
- **Condition 7 (Habitat Management and Monitoring Plan)**
- **Condition 9 (Badgers)**
- **Condition 10 (Ecological Compensation and Enhancement)**
- **Condition 12 (Landscaping)**
- **Statutory Biodiversity Gain Condition.**

Dear Local Planning Authority,

Please find enclosed details submitted to discharge the requirements of the above-mentioned planning conditions. Details submitted in respect of each are set out below.

Condition 5 – Construction Method Statement

Please find enclosed:

- St Paul's Junior School - Construction method statement
- 270306-ELT-00-00-DR-A-1110 St Pauls -Site Access Plan Rev A

These documents address all requirements listed in the condition, including site access, parking, loading/unloading, material storage, site security, dust control and waste management. The submitted Site Access Plan identifies the proposed compound area, storage areas, welfare facilities and construction access arrangements.

Condition 7 – Habitat Management and Monitoring Plan

Please find enclosed:

- ST PAULS HMMP

The HMMP provides a framework for the long-term management and monitoring of the retained and newly created habitats associated with the development, including retained grassland, wildflower meadow, shrub planting, native hedgerow planting and sixteen new trees. The plan secures delivery of the approved biodiversity net gain for a minimum period of 30 years and includes monitoring, remedial measures, management responsibilities and funding arrangements.

Condition 9 – Badgers

Please find enclosed:

- Badger Scoping Survey - St Paul's Junior School

The survey was undertaken on 29 June 2026 in accordance with the requirements of the condition. No badger setts were identified within the site or within 30 metres of the application site where access was available. The report concludes that the development is not anticipated to impact badger setts and provides precautionary working methods to be followed during construction.

Condition 10 – Species Compensation and Enhancement

Please find enclosed:

- St Pauls Ecological Enhancement Scheme

The Ecological Enhancement Scheme provides for the installation of bird, bat and insect features in accordance with the recommendations of the Ecological Assessment and the requirements of the planning condition. The submitted drawings identify the proposed locations of the ecological enhancement features on the building and site.

Condition 12 – Landscaping

Please find enclosed:

- 1212_PL2 St Paul's Proposed External Works Plan
- WKR-MEL-ZZ-XX-DR-L-0200_Softworks_P01
- WKR-MEL-01-00-SH-L-0001_Plant Schedule_P01
- WKR-MEL-01-00-RP-L-0001_Landscape Management & Maintenance Plan
- 1211_PL3 St Paul's Proposed Site Plan

The submitted information provides full details of the proposed hard and soft landscaping works as required by the condition.

Statutory Biodiversity Gain Condition

Please find enclosed:

- St Pauls Biodiversity_gain_plan
- ST PAULS HMMP

In addition, the following approved application documents are re-submitted for reference where relevant:

- Biodiversity Net Gain Calculation

The submitted Biodiversity Gain Plan confirms the delivery of an on-site biodiversity net gain of **13.8%**, exceeding the mandatory 10% requirement. The gain is achieved through the retention of existing habitats together with new tree planting, shrub planting, wildflower meadow habitat and landscape enhancements within the application site.

The HMMP provides a proportionate framework for the management and monitoring of habitats to ensure delivery over the required period.

Conclusion

The submitted information addresses the relevant requirements of Conditions 5, 7, 9, 10 and 12 together with the statutory biodiversity gain condition.

I would be grateful if the Local Planning Authority could review the submitted information and confirm discharge of the relevant conditions and statutory biodiversity gain requirement at the earliest opportunity.

Please do not hesitate to contact me should any further information be required.

Kind regards,

David Smith
Planning and Development Manager
Wokingham Borough Council