

REPLACEMENT FAMILY CENTRE
MODULAR NURSERY BUILDING
AT
EARLY BIRD PRE SCHOOL
HAWKEDON PRIMARY SCHOOL
HAWKEDON WAY
LOWER EARLEY
READING
RG6 3AP



For
ORCHARD LEARNING ALLIANCE



Replacement Modular Nursery Building
Planning Design and Access Statement

April 2026 - Version 1

**PROPOSED REPLACEMENT FAMILY CENTRE
MODULAR NURSERY BUILDING AT
EARLY BIRD PRE SCHOOL
HAWKEDON PRIMARY SCHOOL
HAWKEDON WAY
LOWER EARLEY
READING
RG6 3AP**

CONTENTS:	Page
Hawkedon Primary School Proposed Development Statement	2
PLANNING DESIGN & ACCESS STATEMENT	
1.0 Context	6
2.0 Recent Site Planning History	8
3.0 Design Proposal	10
4.0 Access	14
5.0 Green Infrastructure and Biodiversity Net Gain	15
6.0 Landscaping	15
7.0 Contamination	16
9.0 Flood Risk and Drainage	16

9th February 2026

To whom it may concern,

Planning Statement for Replacement Modular Building - Family Centre

Hawkedon Primary School seeks planning permission to replace the existing modular building known as the Family Centre with a modern, fit-for-purpose facility. The current building, installed in April 1992, has reached the end of its serviceable life and presents significant health and safety concerns. The replacement building will support the expansion of early years provision in line with government policy, addressing a critical shortage of nursery places in the local area whilst generating additional revenue for the school through lettings income.

The Family Centre is a modular building that has been in continuous use at Hawkedon Primary School since its installation in April 1992 – over 33 years ago. The building currently houses Earlybird Nursery, providing essential early years provision for the local community.

After more than three decades of use, the building is no longer fit for purpose and presents the following critical issues:

- Heating system failures: Pipes regularly freeze during winter months
- Inadequate insulation: No insulation present in the building fabric
- Single glazing: Resulting in significant heat loss and poor thermal efficiency
- Obsolete lighting: Non-energy efficient lighting systems
- Extreme temperature conditions: Internal temperatures can drop to 10°C during winter, making the building unusable and requiring closure to children.

The current state of repair poses significant health and safety risks to young children and staff, particularly during winter months when the building becomes dangerously cold and unsuitable for occupation.

The proposal involves the demolition of the existing modular building and its replacement with a modern, purpose-built modular structure that will:

- Be similar in size to the existing building (like-for-like replacement)
- Be positioned in a similar location on the school grounds
- Maintain the same use as early years provision
- Meet current Building Regulations standards
- Provide a safe, warm, and appropriate learning environment for young children

The new building will incorporate:

- Full insulation throughout
- Double or triple glazing
- Energy-efficient LED lighting
- Modern, reliable heating system
- Compliance with current Building Regulations
- Significantly improved thermal efficiency
- Reduced energy consumption
- Lower carbon footprint

Hawkedon Way - Reading - Berkshire - RG6 3AP

Telephone (0118) 966 7444

admin@hawkedon.wokingham.sch.uk

Educational Need and Justification

The school-based nursery (SBN) capital grant for 2025/26 is additional funding available to eligible state-funded primary-phase schools to set up a new school-based nursery, or expand existing provision. This proposal directly aligns with the government's commitment to expanding funded childcare entitlement.

The government announced that by September 2025, all children aged 9 months and older from working families will receive up to 30 hours per week of funded early years education. This represents a significant expansion of childcare provision and creates both a need and an opportunity for schools to provide additional places.

The government's policy recognises that:

- Expanding nurseries on school grounds helps reduce the school run for families
- Children benefit from a seamless start to their education in a familiar environment
- Providing stability for children in their early years helps them prepare for school
- This approach leads to better educational outcomes and improved life chances
- Children thrive when they can remain in the same environment with familiar friends, siblings, and teachers
- This continuity is crucial for child development and social cohesion

The proposal supports:

- Working families who need reliable, high-quality childcare
- Local economic activity by enabling parents to work
- Social cohesion through community-based provision
- The school's role as a hub for the local community

Local Need

There is a recognised shortage of early years places in the local area. The replacement and expansion of the Family Centre will help address this local need by:

- Securing 18 existing places that would otherwise be lost as the current building becomes unusable
- Creating 6 additional new places to meet growing demand
- Total provision: 24 places for local families

Current and Future Use

The building will continue to be let to Earlybird Nursery for the provision of high-quality early years education. This arrangement:

- Provides essential childcare for working families in the local community
- Generates lettings income for the school
- Creates a pathway for children to transition smoothly into Hawkedon Primary School
- Is likely to increase pupil numbers at the school as nursery children progress into reception
- Supports the school's financial sustainability

Funding Context

The government allocated £309,000 to Wokingham Borough Council to support the expansion of funded childcare and school-based wraparound childcare projects. Following a

Hawkedon Way - Reading - Berkshire - RG6 3AP

Telephone (0118) 966 7444

admin@hawkedon.wokingham.sch.uk

competitive application process, Hawkedon Primary School has been awarded £105,000 from this grant to:

- Secure the future of 18 existing places
- Create 6 additional places
- Deliver the project as outlined in the approved application

Orchard Learning Alliance will invest the remaining capital required to complete the project. This investment recognises the dual benefits of:

1. Increased future revenue through lettings income
2. Increased pupil numbers at Hawkedon Primary School as nursery children transition into the school

The proposal has secured significant government funding (£105,000) and additional investment from the Orchard Learning Alliance, demonstrating strong support and financial viability.

Alignment with Local Planning Policy

The proposal represents a like-for-like replacement of an existing building with no change to its use or significant change to its footprint. The development:

- Maintains the existing use of the site for educational purposes
- Does not alter the character of the school grounds
- Supports the delivery of essential community infrastructure
- Aligns with policies supporting education and childcare provision

The proposal will have minimal impact on neighbouring properties and the local area because:

- Same site location: The building remains within the existing school grounds
- Similar size: Like-for-like replacement with no significant increase in footprint
- Same use: Continuation of existing early years provision
- No change to access: Existing access arrangements and drop-off/pick-up patterns will remain unchanged
- No change to parking: No additional parking demand as capacity increase is modest (6 additional places)
- Improved aesthetics: Modern building will be more visually appealing than the deteriorating existing structure
- No changes required to existing access arrangements
- Existing parking provision is adequate for the modest increase in capacity
- Drop-off and pick-up arrangements will remain as current practice
- The increase of 6 places represents a manageable growth that can be accommodated within existing infrastructure

Sustainability and Environmental Benefits

The replacement building will deliver significant environmental improvements:

Energy Efficiency:

- Modern insulation will dramatically reduce heat loss
- Energy-efficient LED lighting will reduce electricity consumption
- Modern heating system will be more efficient and reliable
- Double/triple glazing will improve thermal performance

Hawkedon Way - Reading - Berkshire - RG6 3AP

Telephone (0118) 966 7444

admin@hawkedon.wokingham.sch.uk

Carbon Reduction:

- Lower energy consumption will reduce the building's carbon footprint
- Compliance with current Building Regulations ensures modern environmental standards
- Recycling by using a pre-owned modular building.

Operational Benefits:

- Reduced running costs through improved energy efficiency
- Reliable heating system reducing maintenance requirements
- Better indoor environment quality for children's health and wellbeing

Proposed Timeline

Subject to planning approval, the project will be delivered to ensure:

- Minimal disruption to current nursery operations
- Completion in time for the expanded provision to be operational
- Compliance with funding conditions and deadlines
- Coordination with the school calendar to minimise impact on pupils

This proposal represents a necessary and beneficial development that will:

1. **Replace an unsafe, obsolete building** that poses health and safety risks with a modern, fit-for-purpose facility
2. **Support government policy** on expanding early years provision for working families
3. **Address local need** by securing 18 existing places and creating 6 new places in an area with a shortage of provision
4. **Deliver environmental benefits** through improved energy efficiency and reduced carbon emissions
5. **Have minimal impact** on neighbours and the local area as a like-for-like replacement
6. **Provide educational benefits** through improved quality of provision and better school readiness
7. **Support the school's sustainability** through lettings income and increased pupil numbers

We respectfully request that planning permission be granted for this essential replacement building that will benefit children, families, and the wider community for many years to come.



Elaine Hughes
Headteacher

Hawkedon Way - Reading - Berkshire - RG6 3AP

Telephone (0118) 966 7444

admin@hawkedon.wokingham.sch.uk

1.0 Context

- 1.1** Hawkedon Primary School is a larger than average Primary School, for pupils aged 4-11 with 600 pupils currently on roll and located in Lower Earley, a suburb of the town of Earley, to the north of the M4 motorway in the Borough of Wokingham, in Berkshire. The school is situated within a predominately residential area of low density 1970s to 1990s detached and semi detached houses on the northern banks of the River Lodden.
- 1.2** Formerly a Community School, built in the 1970s, in 2024, Hawkedon Primary School, became a founding member of the Orchard Learning Alliance Multi Academy Trust, a family of ten schools in close proximity working together within the Wokingham and Reading area.
- 1.3** The primary school grounds are also home to the Earleybird Pre-School, established in 1987 as a privately run Pre-School, which, joined together with Hawkedon Primary School to form the first Foundation Partnership in Wokingham and offers funded education and care for children aged rising 3 to 5 years with funded places for supported families, working parent entitlement and 3 & 4 years olds.
- 1.4** The current 'Family Centre' Pre-School Nursery is housed in a modular building which has been in continuous use for some 33 years since its installation in April 1992. The Nursery building is located in the south west corner of the school grounds, set within a secure enclosure with outdoor play space and age appropriate play equipment.
- 1.5** After more than 30 years of continuous use, the current modular building, has reached the end of its serviceable life, and which, as a result, poses a significant health and safety risk to the young children and staff, with a failing heating system and inadequate insulation in the building fabric making the building dangerously cold and unsuitable for occupation particularly during the winter months.
- 1.6** The proposal is therefore to replace the existing outdated modular Family Centre with a modern fit-for-purpose facility for the Pre-School Nursery, which will be of a similar size, located directly over the footprint of the existing building and will maintain the same use as an Early Years provision, providing a safe, warm and appropriate learning environment for young children.
- 1.7** The replacement building will support the expansion of early years provision, in line with government policy, by addressing a critical shortage of nursery places in the local area, whilst also generating additional revenue for the school through lettings income.

1.0 Context – continued

- 1.8** From September 2025, the government announced that all children aged 9 months and older from working families would receive up to 30 hours per week of funded early years education, which represented a significant expansion of childcare provision and created a need and an opportunity for schools to provide the additional places.
- 1.9** The school-based (SBN) nursery capital grant is additional funding made available to eligible state funded primary-phase schools to set up a new nursery, or to expand existing provision.
- 1.10** The government allocated £309,000 to Wokingham Borough Council to support the expansion of funded childcare and school based wraparound childcare projects. Following a competitive application process, Hawkedon Primary School have now been awarded a grant of £105,000 to secure the future of the existing 18 places currently in place and to create 6 additional places.
- 1.11** A Memorandum of Understanding (MoU) is in place for the grant and has been signed by both Wokingham Borough Council and Orchard Learning Alliance, who will invest the remaining capital required to complete the project.
- 1.12** The proposal represents a like-for-like replacement of an existing building with no change to its established use or significant change to the footprint area and will therefore be of a similar scale, massing, height and prominence as the existing building.
- 1.13** The provision of the additional 6 places may require an additional member of staff, however this should not affect existing parking arrangements as the staff member will be part time and will most likely walk or park off site, the proposal will therefore not affect either existing access or on site parking arrangements.
- 1.14** The proposal will also maintain the existing educational use of the site, support the delivery of essential community infrastructure and align with government and council policies supporting education and childcare provision.
- 1.15** The proposal will represent a necessary and beneficial development which will:
- Replace an unsafe and obsolete building.
 - Support government policy on expanding early years provision.
 - Address local need, by securing 18 existing places and 6 new places.
 - Deliver environmental benefits through improved energy efficiency.
 - Have minimal impact on neighbours and the local area.
 - Provide educational benefits through improved quality of provision.
 - Support the school's sustainability through letting income and increased pupil numbers.

2.0 Recent Planning History

2.1 Since 2000, records on the Wokingham Borough Council's Planning Web site indicate the following Planning Applications relating to the Hawkedon Primary School site:

Application Reference No: F/2000/2541: Proposed extension to school to form additional classroom and associated works. The Application was approved on the 21st December 2000.

Application Reference No: F/2001/3140: Proposed single storey extension to form additional classroom with glazed link corridor to main building. The Application was approved on the 28th February 2001.

Application Reference No: F/2001/5413: Proposed single storey extension to school to form new classroom. The Application was approved on the 24th April 2002.

Application Reference No: F/2006/8031: Proposed construction of entrance area. The Application was approved on the 24th August 2006.

Application Reference No: F/2009/0232: Proposed extension to form new classroom for foundation stage unit with entrance canopy and side play canopies. The Application was approved on the 2nd April 2009.

Application Reference No: F/2010/1436: Proposed installation of modular classroom building to extend Foundation Stage Unit teaching area (amendment to consent F/2009/0232) with free standing canopies to play area. Retention of existing modular building for a temporary period to be used as a parent drop-in centre. The Application was approved on the 19th August 2010.

Application Reference No: C/2010/2512: Application for submission of details to comply with condition 3, 4, and 7 of planning consent F/2010/1436. 3. Travel Plan. 4. Timetable of sessions and uses. 7. Landscaping scheme. The Application was approved on the 6th January 2011.

Application Reference No: F/2011/0639: Erection of a CCTV camera, mounted on a 4.5m wind down pole (retrospective). The Application was approved on the 25th May 2011.

Application Reference No: F/2011/1659: Proposed installation of solar panel array on a section of the main school roof. The Application was approved on the 15th September 2011.

Application Reference No: F/2011/2648: Multiple single storey extensions and courtyard infill buildings to single storey primary school building with ancillary works including play areas. The Application was approved on the 7th March 2012.

2.0 Recent Planning History – continued

Application Reference No: C/2012/0868: Application for submission of details to comply with the following conditions of planning consent F/2011/2648: 1. Expiry date. 2. Samples and details of materials. 3. Approved details. 4. Admission number of children. 6. Arboricultural Works Scheme. 9. Footway. 10. Travel Plan. 12. Vehicle Management Plan. 13. Surface Water Drainage Scheme. 14. Bat Survey. 15. Harmful Materials Assessment. 16. Hours of Work. 17. Noise Levels. 18. External Lighting. To be part discharged: 5. Hard and soft lands cape proposals. 11. Bicycle Parking. 19. Boundary Treatment. 20. Hardstanding for replacement playground. The Application was approved on the 22nd November 2012.

Application Reference No: VAR/2012/1762: Application to remove condition 9 of planning consent F/2011/2648 relating to the provision of an additional footpath on adopted highway verge. The Application was approved on the 26th October 2012.

Application Reference No: C/2013/1093: Application for submission of details to comply with the following conditions of planning consent F/2011/2648: 2. Approval of materials 5. Details of hard and soft landscaping to be approved 6. Approval of Approved Method statement for Arboricultural Works scheme 12. Approval of Vehicle Management Plan 13. Approval of surface water drainage scheme 15. Submission of assessment of harmful materials 19. Approval of details of boundary treatment. The Application was approved on the 24th November 2016.

Application Reference No: F/2013/1369: Proposed erection of additional canopy to provide outdoor covered area for children. Conversion of existing end canopy to office and storage space. The Application was approved on the 5th December 2013.

Application Reference No: NMT/2014/0877 Application for a non-material amendment to planning consent F/2011/2648. The Application was approved on the 11th October 2014.

Application Reference No: 211423: Full application for the retention of an existing single storey modular building ('Building A') to be used as a family centre. (Retrospective) The Application was approved on the 25th October 2021.

Application Reference No: 221505: Application for submission of details to comply with the following condition of planning consent 211423 dated 25/10/21. Condition 3 Travel Plan. The Application was approved on the 22nd July 2022.

3.0 Design Proposal

3.1 Use

- 3.1.1** The proposed modular building is urgently required to replace the existing modular building known as the Family Centre which currently houses the Earlybird Nursery and provides essential early years provision for the local community. The proposal involves the demolition and removal of the existing modular building which has been in continuous use since it was first installed in 1992 and, having now far exceeded its 25 year life expectancy, is no longer fit for purpose and, as a result, presents significant health and safety issues to the young children and staff who use the building.



Existing Nursery entrance and play area.

- 3.1.2** The replacement modular building will support the expansion of Early Years provision, in line with Government Policy, and addressing a critical shortage of nursery places in the local community, whilst also generating additional revenue for the school through lettings income.
- 3.1.3** The new building will continue to be let to Earlybird Nursery for the provision of high quality Early Years education securing the 18 existing places that would otherwise be lost as the current building becomes unusable and creating a further 6 additional spaces, which will provide essential childcare to working families in the local community.
- 3.1.4** The proposal supports working families who need reliable, high quality childcare and will help to increase local economic activity by enabling parents to work, improve social cohesion through community based provision and support the school's role as a hub for the local community.

3.2 Amount

- 3.2.1** The proposed 5 bay modular building (15.0 x 7.2m max) will include a single classroom of 62.6sqm, together with a separate sensory room 9.7sqm and store room, both accessed internally from the main classroom. The remaining accommodation will include sanitary accommodation including both children and staff / disabled wc's and a small kitchenette. The main entrance door will face southwest and will be located in a similar position to the current nursery building with access from the tarmac paved play area. The total gross internal floor area of the modular building will be 101.8 sqm, which would represent a minor increase in gross floor area of 2.4 sqm over the existing modular Nursery building, principally as a result of the requirement to use 5 x 3.0m modular bay unit widths rather than the current 3.5m bays which are no longer available.

3.3 Layout

- 3.3.1** The proposal is for a 'like for like' replacement of the existing Family Centre modular building which is no longer 'fit for purpose'. The proposed modular nursery building will be located in the same position as the existing building and will result in no significant increase in building footprint, or developed area. As a direct replacement of the existing building, the use of the proposal site for the replacement modular building will have no effect on the existing hard or soft play and amenity areas currently used by the Nursery pupils and staff.



Existing Nursery grassed play area

3.3 Layout - continued

- 3.3.3** There will be no change to the pedestrian access to the new nursery building for pupils and staff which will continue to be directly from the secure fenced playground to the north of the existing nursery building.



Gated entrance to existing Nursery and secure play area

- 3.3.4** Being located on, and to, the same footprint as the existing family centre, the proposed nursery building will still remain in excess of 17m away from the side gable of the of the closest residential property, No 4 Eriswell Close to the south-west, and over 34m from the rear of No 5 Hollym Close, one of the residential properties bounding the site to the south east, It is therefore considered that due to its position, the proposal will not adversely affect the existing residential amenity of any adjacent properties with regards to overlooking, visual or noise intrusion or loss of amenity.

3.4 Scale

- 3.4.1** The external footprint of the proposed modular nursery building will measure 108.6 sqm, to maximum external dimensions of 15.0m x 7.24m. The height from finished floor level to the top of the fascia at its highest point on the entrance elevation will be 3.23m and would be 160mm lower than the ridge of the existing nursery building.
- As recommended in the Flood Risk Assessment, the floor level will be set 40.80m AOD, which would be approximately 20mm higher than the existing building floor level and between 300-500mm above the existing ground levels. The floor construction from finished floor level down to existing ground level will be concealed by a ventilated powder-coated pressed metal trim, scribed to suit the change in the existing ground level around the building.

3.5 Appearance

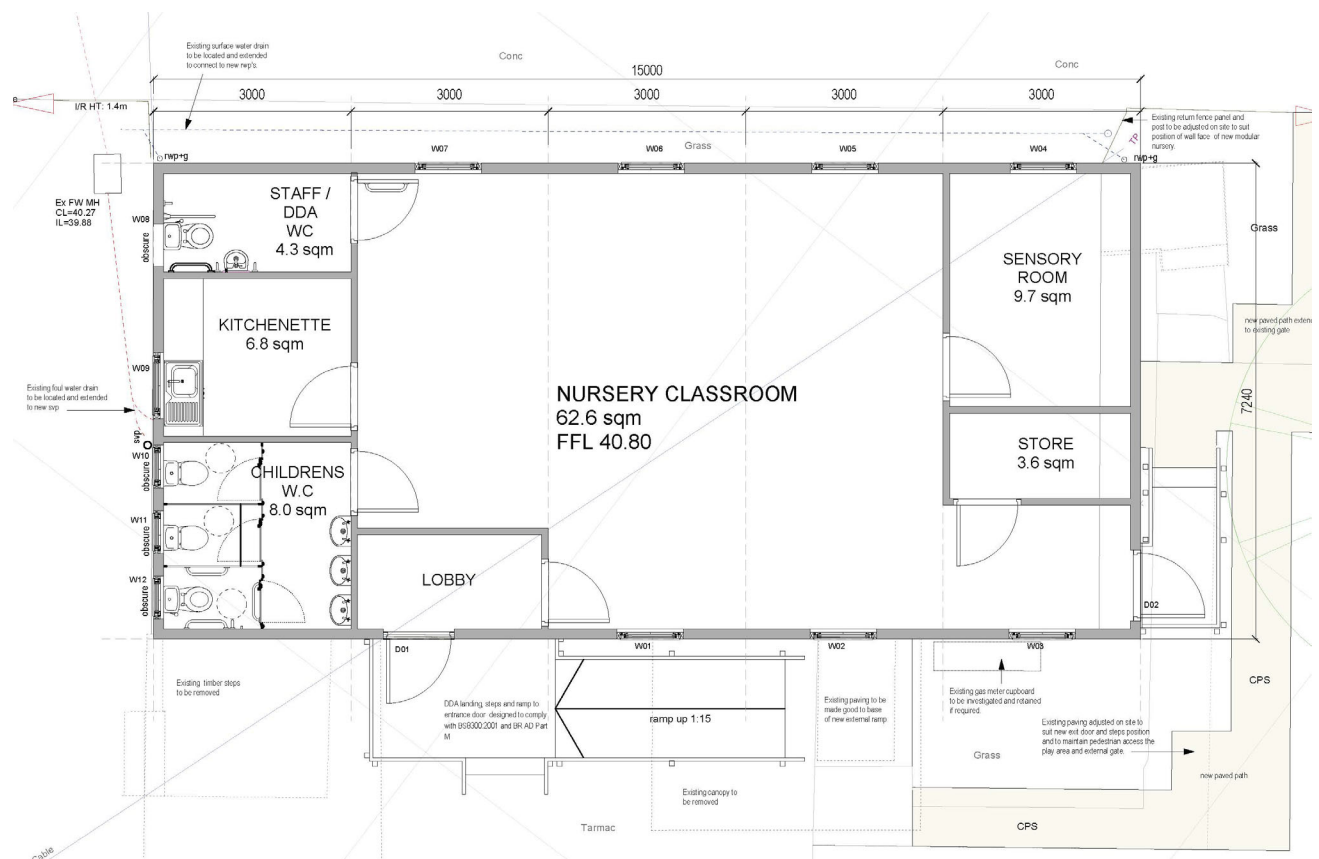
3.5.1 The new classroom building will be of modular construction in 5No, 3.0m wide bays, single storey in height, as shown on drawing 5025 PL-07 – 'General Arrangement Plans and Elevations'.

The external walls will be clad in light green Goosewing Grey 00A05, plastisol coated steel panels with 900 x 1025mm Anthracite Grey coloured upvc double glazed windows with opening lights and trickle vents and a colour coated steel faced entrance door with glazed vision panel.

The mono pitch roof will fall from south west to north east and be finished with a black EDPM single ply rubber roofing membrane, concealed by a continuous fascia / verge trim on all sides clad in pressed metal plastisol coated steel sheet, Colour: Anthracite RAL 7016 with black upvc rainwater pipes and concealed gutter to the north east elevation.

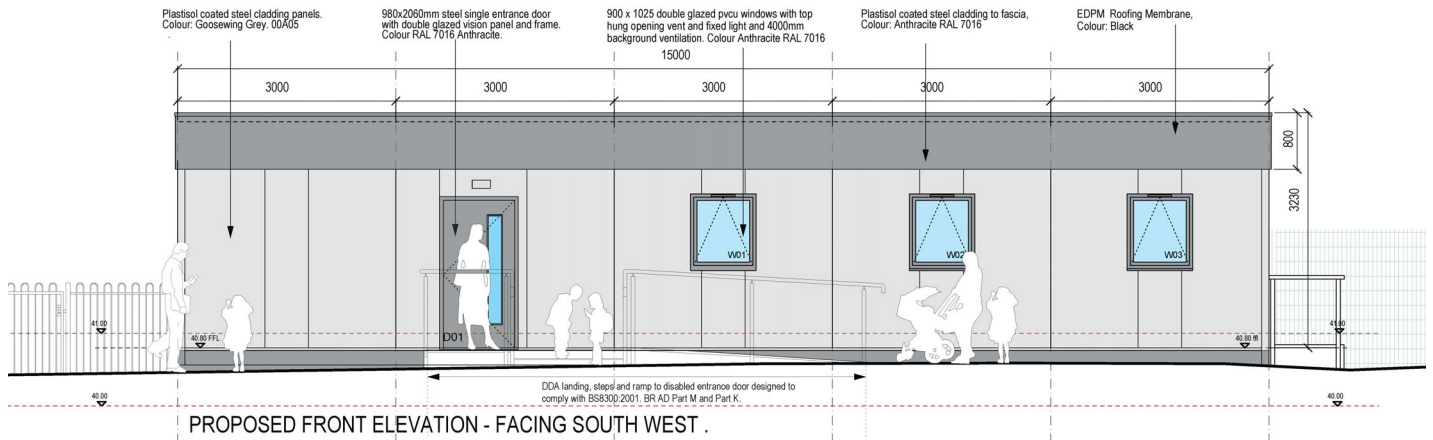
An anti-slip external timber platform and ramp will be provided to the main entrance door to the front elevation and anti-slip timber steps with ambulant disabled height risers and treads to the nursery classroom exit door on the south east elevation providing emergency egress and for use in the event of a flooding evacuation, all to suit existing ground levels and Approved Document M requirements.

3.5 Appearance – continued



PROPOSED MODULAR BUILDING PLAN

3.5 Appearance – continued



PROPOSED MODULAR BUILDING ELEVATION

4 Access

4.1 As currently used by the existing Nursery, parent and pupil access to the new modular building will be from the pedestrian gate to the tarmac playground to the north of the site and then from the tarmac paving to the west of the nursery building, which will be made good following the removal of the timber steps and canopy and existing modular building. It is intended to relay the existing concrete slab path to the south of the existing nursery and to extend the path to the base of the new steps to the emergency exit door, in order to provide safe egress from the proposed modular building in the event of an emergency or evacuation, following a flood warning.

4.2 The main entrance to the classroom building will comprise a single entrance door (980x 2060) with a full height vision panel and a level access threshold and will include signage and manifestation as recommended in BS 8300:2009.

The nursery classroom will be accessed via a single anti slip timber ramp, steps and landing, to suit existing ground levels, and complying with Approved Documents M and K and BS 8300 2009.

An exit door will be provided from the classroom facing the southern boundary of the site to provide emergency egress and for use in the event of an evacuation and will include an external anti slip timber platform and steps to suit existing levels.

The widths of all external and internal doors will comply with disabled access guidance. The escape door from the office will be fitted with emergency lighting and appropriate furniture for escape / evacuation purposes.

4.3 The internal colour schemes will be appropriately chosen to highlight walls floors, doors and ironmongery in accordance with the recommendations of Approved Document M and BS 830

5.0 Biodiversity Net Gain

- 5.1** The proposal will be installed directly on the footprint of the existing modular nursery building, therefore an exemption to the mandatory requirement for a Biodiversity Net Gain Assessment applies, under the De Minimis Exemption, as set out in the Biodiversity Gain Requirements (Exemptions) Regulations 2024, as the proposal impacts less than 25 sqm of non-zero distinctiveness habitat and less than 5 sqm of hedgerow and does not impact priority habitat.

6.0 Landscaping

- 6.1** No new landscaping works are proposed as part of the proposals, other than a small extension to the existing tarmac paved hardstanding and concrete slab path to the foot of the proposed access ramp. There will also be some minor disturbance to the existing hard paved and grassed areas around the perimeter of the building as a result of the removal of the existing building and installation of the new building. Any disturbed areas will be made good on completion of the installation works.
- 6.2** The existing weldmesh fencing to the eastern boundary of the Nursery site will be retained and the last panel altered, to suit the position of the new modular nursery, if required. The existing gate will also be retained and will be used for emergency evacuation, of the nursery pupils and staff in the event of a flood warning.



Existing security fence and gate to Nursery site to be retained.

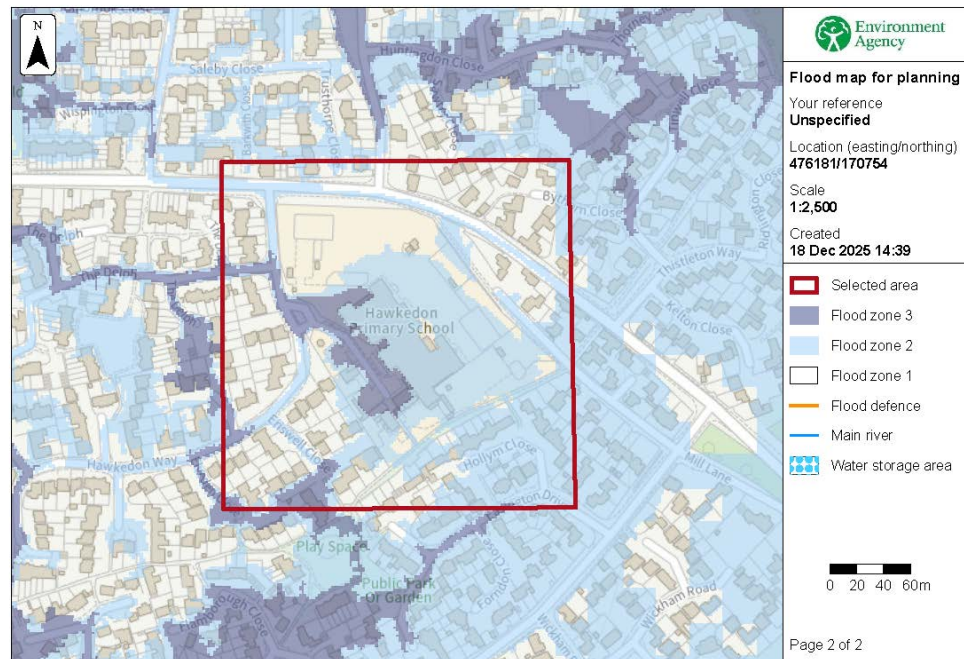
- 6.3** Any existing landscaping to the proposal site will be retained and will be protected during the installation of the modular building.

7.0 Contamination

7.1 The proposal site is not within 250 metres of a known landfill site

8 Flood Risk and Drainage

8.1 The Environment Agency Flood Map for Planning, identifies the proposal site as being within Flood Zones 2 and 3 'with a medium to high probability of flooding', with the potential for flooding being from the River Loddon to the south of the school site.



©Environment Agency copyright and/or database rights 2025. All rights reserved. © Crown copyright and database rights 2025 Ordnance Survey licence number AC0000807064.

Environment Agency Flood Map for Planning – December 2025

8.2 A small percentage of the School site area is currently designated as being in Flood Zone 1 with the majority of the site being within Flood Zones 2 and 3. Both the NPPF and Wokingham Borough Council's adopted Local Plan Policy CC09 (3) state that 'development should be guided to areas of lowest flood risk by applying the Sequential Test'. However, a review of the northern area of the site that is in Flood Zone 1, found the area to be unsuitable for a number of important reasons to the school, including potential Safeguarding Risks, Critical Space requirements and Operational inefficiency and Increased costs. The existing modular Nursery site is in Flood Zone 2 and in accordance with Local Plan Policy CC09 (4b), as the next lowest flood risk area, a Flood Risk Assessment has been prepared to assess the flood risks associated with directly replacing the existing nursery building, which is no longer fit for purpose, or safe, with a modern purpose built modular building on the same building footprint.

8.0 Drainage and Flood Risk - continued.

- 8.3** In accordance with the requirements of the National Planning Policy Framework and Local Core Policy CP1, a separate Flood Risk Assessment reference (P302/FRA) has been prepared by GWD Consulting Engineers and is included as a supporting document to this Planning Application.
- 8.4** The Flood Risk Assessment accompanying this Planning Application addresses the requirements of the National Planning Policy Framework 2021 (NPPF) in relation to 'Climate Change, Flooding and Coastal Change' and, as required, includes recommendations on the finished floor level and the provision of safe access and egress to and from the proposed nursery building, all of which have been incorporated on the proposal drawings submitted with this Planning Application.
- 8.5** The foul drainage from the proposed nursery toilets, disabled wc and kitchen will be connected to the existing manhole on the north east corner of the existing nursery building, utilising, where possible, the existing below ground connections from the kitchen and wc's in the existing building, as indicated on the drawings 5025 PL-05 and PL-07
- 8.6** Surface water roof drainage from the proposed modular building will discharge to the existing surface water drainage system with rainwater pipes located in a similar position and connected to the existing gullies currently serving the existing modular building, as indicated on the proposal drawings 5025 PL-05 and PL-07.
- 8.7** There will be some minor disturbance to the existing grassed and tarmac surfaced areas around the existing building. Any disturbed areas will then be reinstated and made good on completion of the installation of the new modular building.