

Application Number	Expiry Date	Parish	Ward
260424	29/04/2026	Wokingham CP	Norreys

Applicant	Wokingham Borough Council
Site Address	Keep Hatch Primary School, Ashridge Road, Wokingham, RG40 1PG
Proposal	Full application for the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping.
Type	Full
Officer	Phillip Richards
Reason for determination by committee	Applicant is Wokingham Borough Council on behalf of Keep Hatch Primary School.

FOR CONSIDERATION BY	Planning Committee on Wednesday, 20 May 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to the conditions and informatives outlined in Appendix 1 below.

SUMMARY

The proposed development is acceptable in principle as the proposals provide additional education provision for vulnerable children, for which there is an overwhelming need in the Wokingham Borough.

The development would have an acceptable impact on the character of the area and would not adversely impact the amenities of nearby residential dwellinghouses. Parking provision remains adequate and would not impact the provision allocated to the adjacent Community Centre. All existing trees adjacent to and on site will be protected during the course of and after the development's construction.

The proposal would not result in the loss of any existing sports pitch and as such would not adversely impact the school's overall provision of outdoor play areas. No ecological impacts are anticipated, and a 11.33% Biodiversity Net Gain can be achieved through on-site mitigation.

Overall, subject to the conditions and informatives within Appendix 1 below, this application is recommended for approval.

RELEVANT PLANNING HISTORY

Application Number	Proposal	Decision
990441	Proposed Replacement Of Existing Building With New Modular Building	Approved 19/03/1999

052619	Proposed change of use of infant school to B1 and D1 (accommodation for education, childrens and young persons service with ancillary facilities), erection of a 2 storey addition to junior school and alterations to internal roads, new access and widening to Budges Gardens.	Approved 31/08/2005
111872	Erection of playground canopy (52.5 sq m) to rear of school.	Approved 18/08/2011
150947	Proposed erection of detached multi use room to provide new learning facility positioned in the service area of site.	Approved 08/05/2015

DEVELOPMENT INFORMATION	
Proposed units	1
Previous land use	Education (Use Class F1)
Proposed land use	Education (Use Class F1)
Existing parking spaces	39 (2 disability spaces)
Proposed parking spaces	39 (2 disability spaces)
CONSTRAINTS	Surface Water Flood Risk Landscape Character Assessment Area SSSI Impact Risk Zones

CONSULTATION RESPONSES	
WBC Highways	Additional Information Required
WBC Ecology	No objection subject to condition(s)
WBC Drainage	No objection subject to condition(s)
WBC Landscape and Trees	No objection subject to condition(s)
Sport England	No objections

REPRESENTATIONS

Town/Parish Council:

The Town Council support this application.

Local Members:

No comments received.

Neighbours:

None Received

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG) National Design Guide
Core Strategy 2010 (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals
Managing Development Delivery	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping
Local Plan 2014 (MDD Local Plan)	CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB21 – Landscape Character TB23 – Biodiversity and Development
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING ISSUES

Site Description:

- 1) The application site consists of Keep Hatch Primary School which is located within a predominantly residential part of Wokingham, positioned between Ashridge Road to the north and Hughes Road / Budges Gardens to the south. The surrounding neighbourhood is suburban in character, comprising mainly two-storey residential dwellings with established tree cover
- 2) The school campus has evolved incrementally since the 1970s, with successive extensions and alterations contributing to its current layout. Mature trees along the northern boundary provide an effective visual buffer to adjacent residential properties and form part of the school's established landscape setting. Vehicular and pedestrian access to the main school entrance is taken from Ashridge Road, leading directly to the reception area and car park. Additional pedestrian routes from Budges Gardens and adjacent education use at Foundry College provide further permeability across the southern part of the site.
- 3) The land subject of this application is a concrete playground located centrally within the school grounds, situated behind the Keep Hatch Primary School building itself.

Proposal Description:

- 4) This application seeks approval for the proposed erection of a detached single storey building to form a new SEND unit with associated landscaping.

- 5) The proposed SEND building would have a simple rectangular form, with a flat roof and solar panels. The proposal comprises a single-storey modular Social, Emotional and Mental Health (SEMH) Resource Base for 15 pupils within the Keep Hatch Primary School site. The building provides three teaching spaces, a calm/sensory room, hygiene facilities, staff areas, storage and a secure outdoor learning environment.
- 6) The elevations of the building would be finished with horizontal cladding. The flat roof form will be finished with felt and the mono-pitch roof with powder coated profile metal.
- 7) The unit would accommodate a total of 15 pupils with special educational needs and disabilities. When the unit is fully occupied, there will also be an additional 6 members of staff working within the building.

Principle of Development:

Policy Context:

- 8) Policy CP2 of the Core Strategy seeks to ensure that that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:
 - Children, young people and families, including the co-ordination of services to meet their needs;
 - People with special needs, including those with a physical, sensory or learning disability or problems accessing services
- 9) The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. Policy CC01 of the MDD Local Plan 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.
- 10) Paragraph 98 of the NPPF states that to provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:
 - take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community.
- 11) Paragraph 100 of the NPPF states that it is important that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:
 - a) give **great weight** to the need to create, expand or alter schools through the preparation of plans and decisions on applications; (Officer emphasis) and
 - b) work with school promoters, delivery partners and statutory bodies to identify and resolve key planning issues before applications are submitted.

12) Paragraph 104 of the NPPF states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:

- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Assessment:

13) As the site is located within settlement limits and the proposals provide additional education provision for vulnerable children, the scheme is compliant with Policy CP2 of the Core Strategy. Therefore, in principle, the development is acceptable.

14) The proposal would result in the loss of approx. 300m² of outdoor concrete play space. This is made up of hardstanding playground. An Aerial Appraisal supporting this submission concludes that the school would continue to retain sufficient outdoor space for children of the school in line with the BB103 guidelines (Building Bulletin 103 Area guidelines for mainstream schools, 2014). Additionally, as noted above, Sports England have not raised any objection to the loss of this concrete area with sufficient playground space elsewhere within the site.

15) Further to the above, whilst not designated playing pitches, Sports England have been consulted on this application and have raised no objections. In this regard the proposal is considered to accord with criteria a) and c) of paragraph 104 of the NPPF (listed above) and exception 3 of their Playing Fields Policy; exception 3 of Sports England Playing Fields Policy requires development to not negatively impact on existing sports provision. The principle of development is therefore considered acceptable.

Character of the Area:

16) Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers.

17) The SEND building would be sited centrally within the application site, behind the existing primary school building and would be well screened from the public realm by the school building itself. The parking area associated with the building would form part of the existing parking area and be accommodated within the existing site.

18) The scale and architectural form of the building would remain in-keeping with the existing educational character and school buildings on site, as would the material choices.

19) Landscaping provision on the frontage of the new building is welcomed. No existing trees on site are to be removed which also ensures the verdant enclosure of the school's grounds is maintained.

20) Overall, the scale of the proposals would be proportionate to the scale of the school grounds and would maintain an acceptable spatial relationship with surrounding buildings. The proposals would therefore not have a harmful impact on the character of the area.

Neighbouring Amenities:

Loss of Light & Overbearing:

21) The development proposed is well separated from the adjacent residential properties to its north and east; the closest residential properties are both over 40 metres away from the proposed building. Both of these properties are also physically separated from the application site by vegetated site boundaries.

22) In light of the above, there is not considered to be any adverse loss of light or overbearing impacts as a result of the development.

Overlooking:

23) Overlooking opportunities from the building proposed onto surrounding properties would be negligible as a result of the aforementioned separation distances and vegetated boundaries.

Noise:

24) The site lies adjacent to several residential properties. The site's existing purpose is an outdoor playground/court which undoubtedly has residual noise impacts on the neighbouring properties during active use. Therefore, the provision of an educational building which would alternatively provide internal amenities will generate less noise impacts onto these dwellings.

25) Disruption to adjacent residential properties during construction will be covered by the submitted Construction Method Statement, details of which will be secured via condition.

26) Overall, there is not considered to be any adverse noise impacts as a result of the development.

Highway Access and Parking Provision:

General:

27) The proposal will provide a new SEND unit for up to 15 pupils and would require an additional 6 staff. Overall, it is not considered that the proposal is not considered to have a significant impact on the highway network.

- 28) While the Highways would have expected the approved trip rates in WBC transport model (WSTM4) to be used for assessment, which is equivalent to a proposed trip generation of 19 and 2 two-way movements in the AM and PM peak, respectively.
- 29) In view of the nature of the proposal, the Highways are uncertain if the typical trip rates for Primary School are applicable to this site. However, the Highways would expect the proposed trip generation of a SEND unit to be no lower than, if not higher than, the typical trip rates for Primary School.
- 30) The applicant expects there will be seven vehicles dropping-off and seven vehicles picking-up students during a typical school day, which the proposed trip generation (14 two-way movements) during the AM peak is lower than the anticipated trip generation assessed with WSTM4 trip rates.
- 31) Meanwhile, in order to be on-time, pupils are expected to arrive prior to the school start time (9am), so that most drop-off will happen during the peak hours of the wider highway network.
- 32) The applicant shall reassess the proposed trip generation to capture the actual operations needs of the proposal. Such information has not been submitted in sufficient time ahead of the Development Control Committee and whilst the application is working to provide the additional information, without this, a condition with regards to a Travel Plan is required.

Access:

- 33) The existing vehicular access into the car park will be utilised and this is considered acceptable. Servicing and deliveries are expected to continue to take place within the main car parking area.
- 34) The applicant has confirmed that any drop-off and pick-up associated with the new SEND unit will be managed in accordance with the current school procedures. A School Travel Plan is being prepared and this shall contain further details. A condition will be imposed to secure the submission and implementation of a School Travel Plan.
- 35) Pedestrian access has been considered and a raised crossing to provide a level footpath across the access to the car park has been indicated. The gated main entrance to the SEND unit will be via this footpath link and this is considered acceptable.

Vehicle Parking:

- 36) According to the WBC Parking Standards, Primary School will require one car parking space per full time equivalent staff member.
- 37) The applicant suggests there are spare parking capacity within the existing car park, so no additional staff parking is proposed. Section 3 of the Transport Statement suggests that a total of 6 standard parking spaces and 2 disabled bays have not been utilised during the site visit at 9am.

- 38)The parking area proposed also ensures a minimum 6 metre distance behind each parking space to enable vehicles to turn. Notwithstanding this, the Highway Officer requested further information and supplementary details of parking utilisation of at least two different time of the same day, between the school start time and finish time, shall be provided to verify the parking demand remains steady throughout the day.
- 39)The applicant shall also confirm if all parking spaces within the wider site are unallocated parking and can be fully utilised by the additional staff members.
- 40)Subsequently, the applicant has provided a Highway Technical Note which has confirmed the likely trip generation and parking requirements of the development and that given these the proposal is acceptable. The Highways Officer has reviewed the additional information and has confirmed that not objections are raised.

Cycle Parking:

- 41)An extension to the existing cycle parking structure is proposed, accommodating a further 4 cycle spaces.

Landscaping and Trees:

- 42)The application is accompanied by an Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (JOMAS Ref. P6974J3321z).
- 43)The development can be built with only a minor incursion into the root protection area of T1, T29 & T30, which would result in the need for hand dig techniques within these areas. It is not considered by the landscape and tree officer that this would result in harms to the existing surrounding trees.
- 44)Overall, WBC Landscape and Trees have no objections to the proposals. Compliance with the submitted arboricultural information will be secured via condition.

Flooding and Drainage:

- 45)The application site is located within Flood Zone 1. The submitted drainage information states that the proposed development will reduce peak surface water discharge from the site. The existing 1-year runoff rate is estimated to be approximately 7.2 l/s, while the proposed development will restrict discharge to 3.5 l/s. Surface water runoff will be attenuated on site via a below-ground cellular storage tank prior to discharge.
- 46)The drainage strategy indicates that the attenuation system has been designed to accommodate the 1 in 100 year rainfall event including a 40% allowance for climate change. Exceedance flows are stated to follow existing overland flow routes away from buildings and towards lower areas of the site, as shown within the submitted overland flow plan.
- 47)Surface water discharge is proposed to connect to the existing surface water sewer located within Ashridge Road, which ultimately forms part of the public sewer network managed by Thames Water.
- 48)Based on the information provided, the proposed drainage approach appears to be broadly consistent with the drainage hierarchy and the principles of sustainable

drainage as outlined within the Non-Statutory Technical Standards for Sustainable Drainage Systems.

49) However, detailed design information has not been fully provided at this stage. Therefore, the LLFA recommends that a planning condition is imposed to secure the detailed surface water drainage design.

50) WBC Drainage have no objections to this approach and as such, a drainage strategy will be secured via condition.

Ecology:

51) The proposal would be situated upon an area of existing concrete and proposes addition on site planting. As such, it is not considered that the proposal would result in any adverse harms with regards to Ecology and no objections have been received in this regard.

52) An Ecological Assessment has been submitted in support of the application to identify the presence of, and potential impacts on, protected and priority species and habitats. The application site comprises areas of hardstanding, heavily managed modified grassland and a small number of urban trees, all within an existing urban context.

53) The Ecological Assessment identifies a potential risk of adverse effects on breeding birds arising from the proposed removal of two urban trees. All wild birds, along with their nests and eggs, are afforded protection under the Wildlife and Countryside Act 1981. To ensure compliance with this legislation and to minimise the risk of harm to breeding birds, the applicant's ecologist recommends that an Ecological Clerk of Works undertakes checks of any vegetation prior to removal. Should an active nest be identified, works would be delayed until the young have successfully fledged.

54) This precautionary approach is considered appropriate, and it is recommended that a condition be imposed to secure protection for breeding birds.

Amphibians and great crested newts

55) A pond is located approximately 20 metres east of the application site, with a further two ponds recorded within 500 metres. However, the proposed development is confined solely to existing areas of hardstanding, which are not suitable habitat for amphibians, including great crested newts. As such, the development is not expected to result in adverse effects on these species or their habitats.

56) In order to comply with national and local policy, the applicant's ecologist has recommended the incorporation of bat, bird, and bee bricks within the fabric of the proposed dwelling. As no specific quantities have been set out, it is considered reasonable and proportionate to require the installation of one bat brick, one bird brick, and one bee brick within the new building. To ensure delivery of these biodiversity enhancements, it is recommended that a Species Compensation and Enhancement condition is attached to any grant of planning permission.

57) Overall, it is considered that subject to condition that there are no other ecological concerns.

Biodiversity Net Gain:

- 58) As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). This can be achieved through either on-site or off-site mitigation.
- 59) Under the statutory framework for biodiversity net gain, subject to some exceptions, every grant of planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met ("the biodiversity gain condition").
- 60) The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.
- 61) The application is supported by a Biodiversity Gain Metric which outlines that a 11.33% net gain can be achieved through on-site mitigation, the details of which will be secured within the Biodiversity Gain Plan.
- 62) The submitted biodiversity metric does present a post-development scenario which surpasses the 10% net gain obligation. While it is not appropriate at this stage to approve the detailed habitat proposals as it's a pre-commencement condition, the proposal relies on on-site habitat creation of tree and shrub planting and adhere to the gain hierarchy. To ensure the proposed habitats are managed for 30 years, details of management and monitoring will need to be secured through a Habitat Management and Monitoring Plan (HMMP).

Conclusion:

- 63) In summary, the proposed development is acceptable in principle as the proposals provide additional education provision for vulnerable children, for which there is an overwhelming need in the Wokingham Borough.
- 64) There are also no anticipated adverse impacts on highway safety, neighbouring amenities, existing green infrastructure, drainage infrastructure or ecological features/species.
- 65) Subject to the conditions and informatives within Appendix 1 below, this application is recommended for approval by the Case Officer.

The Public Sector Equality Duty (Equality Act 2010)
<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts upon protected groups as a result of the development.</i>

APPENDIX 1 - Conditions / Informatives

APPROVAL subject to the following conditions and informatives:

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/titled:

- Location Plan – 1001 PL1 (received 18/02/2026)
- Proposed Site Plan – 1201 PL2 (received 24/02/2026)
- Proposed Ground Floor Plan – 1200 PL1 (received 18/02/2026)
- Proposed SW & NE Elevations – 1402 PL1 (received 18/02/2026)
- Proposed SE Elevations – 1403 PL1 (received 18/02/2026)
- Proposed NW Elevations – 1404 PL1 (received 18/02/20256)
- Proposed Site Sections – 1300 PL1 (received 18/02/2026)
- Proposed Sections – 2800 PL1 (received 18/02/2026)

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. Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified on the approved plans/application form unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. Construction Method Statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,

- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

5. Drainage Strategy

No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

- 1) Calculations indicating the Greenfield runoff rate from the site.
- 2) Full calculations demonstrating the capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better.
- 3) If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable.
- 4) Groundwater monitoring confirming seasonal high groundwater levels in the area.
- 5) A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.
- 6) Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. School Travel Plan

Prior to the occupation of the development, a Travel Plan shall be submitted to and approved in writing by the local planning authority. The travel plan shall include a programme of implementation and details of drop-offs and pick-ups for pupils of the SEND unit hereby approved. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: In the interests of Highway Safety. Relevant policy: Core Strategy policy CP6.

7. Parking and Turning space to be provided

No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

8. Cycle Parking as Approved

No building shall be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Protection of Trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement (JOMAS, January 2026, Ref: P6974J3321z), 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.

10. Hours of Construction

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

11. Habitat Management and Monitoring Plan (HMMP)

A HMMP shall be submitted to, and be approved in writing by, the local planning authority prior to the commencement of the development. The content of the HMMP shall include the following.

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management.
- c) Aims and objectives of management.
- d) Appropriate management options for achieving aims and objectives.
- e) Prescriptions for management actions.
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).
- g) Details of the body or organization responsible for implementation of the plan.
- h) Ongoing monitoring and remedial measures.

The HMMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the HMMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To secure appropriate management for the on-site habitats in order to deliver the mandatory biodiversity net gain target

12. Species Compensation and Enhancement Condition

Prior to construction, a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of one permanent bat roosting feature, one bird box and one pollinator bee brick, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

- a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;

- b) Materials and construction to ensure long lifespan of the feature/measure
- c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
- d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

Informatives:

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.
4. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Additional information with regards to vehicle trips to and from the school as a result of the proposal.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.