

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 July 2025

Application Number: 243228

Location: Reddam House, Bearwood Road, Sindlesham, Wokingham, RG41 5BG

Proposal: Full application for the proposed erection of 1 no. two storey building to form a boarding house with associated plant equipment, landscaping, highway and other related works, following demolition of existing outbuildings.

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/titled:

- RDH - HAP - ZZ - ZZ - DR - A - PL00002 – Site Plan (received 23/12/2024)
- RDH - HAP - ZZ - ZZ - DR - A - PL00003 – Site Zoning Plan (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL32001 – GA Sections Sheet 01 (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL32002 – GA Sections Sheet 02 - (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL31001 – Demolition Sections Sheet 01 (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL31002 – Demolition Sections Sheet 02 (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL21001 – Demolition Elevations (received 23/12/2024)
- RDH - HAP - ZZ - XX - DR - A - PL22001 – GA Elevations (received 23/12/2024)
- RDH - HAP - ZZ - RF - DR - A - PL12002 – GA Plan Roof (received 23/12/2024)
- RDH - HAP - ZZ - 00 - DR - A - PL12000 – GA Plan Ground Floor (received 23/12/2024)
- RDH - HAP - ZZ - 01 - DR - A - PL12001 – GA Plan First Floor (received 23/12/2024)
- RDH - HAP - ZZ - ZZ - DR - A - PL00001 – Location Plan (received 03/04/2025)
- 0363-BDL-XX-XX-DR-L-0001-P02 – Landscape Plan (received 03/04/2025)
- RDH - HAP - ZZ - 00 - DR - A - PL11000 – Demolition Plan

Ground Floor (received 03/04/2025)

- RDH - HAP - DD - ZZ - DR - A – 72000 – Security Strategy Site Plan (received 03/04/2025)

- RDH - HAP - ZZ - 00 - DR - A – 72001 – Security Strategy

Ground Floor (received 03/04/2025)

- RDH - HAP - DD - ZZ - DR - A – 00004 – School Grounds Plan (received 03/04/2025)

- 0363-BDL-XX-XX-DR-L-0005-P06 – Tree and Vegetation Retention and Removal (received 03/04/2025)

- 0363-BDL-XX-XX-DR-L-0803-P02 – Illustrative Soft Landscape Plan (received 11/04/2025)

- 0363-BDL-XX-XX-DR-L-0802-P02 - Illustrative Hard Landscape Plan (received 11/04/2025)

- 0363-BDL-XX-XX-DR-L-0804-P05 – Illustrative Landscape Site Section (received 11/04/2025)

- 0363-BDL-XX-XX-DR-L-0808-P02 – Illustrative Landscape Masterplan – Roof Level (received 11/04/2025)

- 0363-BDL-XX-XX-DR-L-0801-P07 - Illustrative Landscape Masterplan – Ground Floor Level (received 11/04/2025)

- 2240000 -EWP-ZZ - 00 -SK - S – 0001 Revision P5 - Proposed Drainage Layout (received 01/05/2025)

- Arboricultural Impact Assessment [WSP, UK-

UK0027658.3423_RH_ARB_AIA_002, December 2024] (received 23/12/2024) - Bat Survey Report [Ethos Environmental Planning, 24th June 2025] (received 25/06/2025)

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. External materials - Prior to works proceeding above slab level, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1, CP3 & CP11 and Managing Development Delivery policy TB24.

4. A landscape and ecological management plan (LEMP) for all areas of open space shall be submitted to, and be approved in writing by, the local planning authority prior commencement of the development. The content of the LEMP 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) Details of the body/organization/landowner(s) or others responsible for implementation of the plan.

g) Ongoing monitoring and remedial measures.

The plan shall set out (where the results from monitoring show that conservation aims and objectives of the LEMP 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: In the interests of safeguarding green infrastructure and biodiversity.

Relevant policies: Core Strategy policies CP1, CP3 & CP7, Managing Development Delivery Local Plan policies CC03 & TL23 and the National Planning Policy Framework.

5. 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. BRE 365 test results demonstrating whether infiltration is achievable or not.
2. Groundwater monitoring confirming seasonal high groundwater levels in the area.
3. The state of the receiving ditch demonstrating its receiving capacity.
4. A final drainage strategy plan indicating the location and sizing of drainage features.

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 (2023) 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. Prior to the commencement of development, 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.

viii) The location and timing of sensitive works to avoid harm to biodiversity features and trees/vegetation on and adjacent to the site.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

7. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a Great Crested Newt Precautionary Working Methods Statement (GCNPWMS), which shall detail reasonable avoidance measures to safeguard individual great crested newts from harm during the development. The development shall be carried out in accordance with the approved details within the GCNPWMS.

Reason: To minimise the impacts of development on biodiversity, in accordance with Policy CP7 of Wokingham Borough Council's Core Strategy, Section 15 of the NPPF, Circular 06/2005 and the Natural Environment and Rural Communities Act 2006

8. Prior to works proceeding above slab level, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. (a) Prior to construction work proceeding above slab level, a Design Stage Certificate for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. The Design Stage Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Excellent'.

(b) Within six months of the occupation of each of the building comprised in the development, a Post-Construction Certificate in respect of that building shall be submitted to and approved in writing by the Local Planning Authority. The Post Development Certificate shall be prepared by a suitably qualified assessor and shall demonstrate that the building achieved compliance with BREEAM (or equivalent) rating of 'Excellent' as a minimum.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding

and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policies CC04 and CC05, and the Sustainable Design and Construction Supplementary Planning Document 2010).

10. Prior to works proceeding above slab level, a scheme demonstrating that at least 10% of the reduction in carbon emissions will be achieved through renewable energy or low carbon technology shall be submitted to and approved in writing by the Local Planning Authority. The minimum 10% reduction so required shall be achieved on top of the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of planning application. The approved scheme shall be implemented before the development is first brought into use and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development. Relevant Policies: Chapter 14 of the NPPF (Meeting the challenge of climate change, flooding and coastal change), Wokingham Borough Core Strategy Policy CP1, Managing Development Delivery Local Plan Policy CC05, and the Sustainable Design and Construction Supplementary Planning Document (2010).

11. Prior to the installation of the lighting hereby approved, a biodiversity-sensitive lighting strategy shall be submitted to and approved in writing by the local planning authority. The strategy shall address the following:

- identify those areas/features on site that are particularly sensitive for bats and birds and that are likely to cause disturbance in or around their breeding sites and resting places or along routes used to access key areas of their territory, for example, for foraging; and
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF paragraph 198 Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Local Plan policy TB23.

12. Prior to the occupation of the development, a School 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 proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The travel plan shall be fully implemented, maintained and reviewed as so-approved.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

13. Prior to the occupation of the development, details of biodiversity enhancements (pursuant of the recommendations outlined in the Phase 2 Bat Survey – Ethos Environmental Planning – 24th June 2025) shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with the National Planning Policy Framework.

14. 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.

15. 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.

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

17. a) No development or other operations shall take place except in complete accordance with the with the Arboricultural Impact Assessment [WSP, UK-UK0027658.3423_RH_ARB_AIA_002] (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

18. No removal of vegetation or works to buildings or structures that may be used by breeding birds shall take place between 1st March and 31st August inclusive unless a qualified ecologist has undertaken an on- site assessment of the vegetation for active birds' nests prior to works commencing.

Reason: To ensure breeding birds are not adversely harmed by the proposals. Relevant Policy: CP7.

19. The total number of pupils inhabiting the boarding house hereby approved shall not exceed 100 at any one time.

Reason: In the interests of highway safety in accordance with Wokingham Borough Core Strategy Policies CP1 and CP6.

20. 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.

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. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior

to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

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.

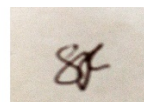
4. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement 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.

5. 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:

- amended plans being submitted by the applicant to overcome concerns relating to arboricultural, ecological and highways matters.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 3.7.25

REMEMBER - The earliest date for a decision on this application is: **5 February 2025**