

Date: 13 August 2026
Application: 261695



**WOKINGHAM
BOROUGH COUNCIL**

WBC Ecology Newts

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology Newts,

Full Planning Approval Consultation

Application Number: 261695

Applicant: Mr J Speed-Andrews

Site Address: Luckley House School, Luckley Road, Wokingham, RG40 3EU

Parish: Wokingham

Grid Reference: Easting - 480701, Northing - 167081

Type of Development: Major All other developments

Proposal: Full application for the expansion of school curtilage into adjacent land and creation of new sports pitches with associated external works

Case Officer: Abi Peacock

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261695. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **4 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Berkshire District Licensing Officer
Service	WBC Ecology Newts
App No:	261695
Address:	Luckley House School, Luckley Road, Wokingham, RG40 3EU.
Proposal:	Full application for the expansion of school curtilage into adjacent land and creation of new sports pitches with associated external works
Type of Development:	Major All other developments
Site Visit Made:	No

Summary Of Recommendations

- ☐ No comment
☐ No objection
☒ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Recommendation(s):

If the development is to be permitted, then a compliance condition will be required in order to secure reasonable avoidance measures (RAMs) in the form of precautionary working methods as given in the submitted document: Preliminary Ecological Appraisal Ref: R3008_PEA_b, 'Land at Luckley House School Luckley Road, Wokingham, Berkshire, RG40 3EU', John Wenman Ecological Consultancy, July 2026.

Conditions & Reasons (if required)

Suggested condition: All works shall be carried out in strict accordance with the recommendations of the Preliminary Ecological Appraisal R3008_PEA_b, 'Land at Luckley House, School Luckley Road, Wokingham, Berkshire, RG40 3EU', John Wenman Ecological Consultancy, July 2026.

Reasons: To safeguard biodiversity as set out by the Wildlife and Countryside Act 1981 (as amended), Natural Environment and Rural Communities Act 2006, NPPF Chapter 15, Circular 06/2005.

Date:	02/09/2026	Signed:	NatureSpace
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