



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Wokingham Borough Council
C/O Agent
Mr David Smith
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1BN

NOTIFICATION OF APPROVAL OF RESERVED MATTERS

Application Number: 241861
Applicant Name: Wokingham Borough Council
Site Address: Land At Church Lane and Hyde End Road,
Spencers Wood and Three Mile Cross, Reading,
RG7 1HB
Proposal: Application for the approval of Reserved Matters
pursuant to outline planning consent O/2013/0346
(130162) for the erection of the primary school
building sub-phase of the development. Details of
Layout, Appearance, Landscaping and Scale to be
determined.
Date of Decision: 3 September 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **approves the reserved matters** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

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. Outline Permission

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission O/2013/0346, dated 22 July 2014, which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

3. Approved Details

This permission is in respect of the submitted application plans and drawings listed below received by the local planning authority on the date below. 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.

Plan/Report Ref and Revision	Date Received
SWP_RSS_00_GF_DR_A_1201 Rev D08	03/12/2024
SWP_RSS_00_ZZ_DR_A_1301 Rev D02	19/07/2024
SWP_RSS_00_ZZ_DR_A_1401 Rev D02	19/07/2024
SWP_RSS_00_RF_DR_A_1202 Rev D06	03/12/2024
SWP_RSS_00_RF_DR_A_1212 Rev D01	19/07/2024
SWP_RSS_00_01_DR_A_1211 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1210 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1220 Rev D03	19/07/2024
SWP_RSS_00_GF_DR_A_1203 Rev D02	03/12/2024
SWP_RSS_00_GF_DR_A_1205 Rev D01	25/02/2024
Primary Ecological Appraisal	19/07/2024
Operational Waste Management Plan	19/07/2024
Noise Impact Assessment	19/07/2024
Sustainability Strategy Report	19/07/2024
Hedgerow Mitigation Strategy	19/07/2024
Landscape Approach	19/07/2024
External Lighting Strategy	19/07/2024
AIA, AMS, Tree Constraints Plan and Tree Protection Plan	19/07/2024
Energy Strategy Report	19/07/2024
Transportation Technical Note	03/12/2024
Drainage and SUDs Strategy 3 rd Revision	03/12/2024

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.

4. Materials

Before above ground construction of the development hereby permitted is commenced, 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 and CP3

5. Environmental Health

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level (or 10dB[A] if there is a particular tonal quality) when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Highways

Notwithstanding the details shown on the approved plans, no development shall commence until details of the parking spaces (including electric vehicle charging spaces) have been submitted to and approved in writing by the Local Planning Authority. The school shall not be occupied until the parking spaces so approved have been provided in full accordance with the approved details. The parking spaces shall thereafter be retained in accordance with the approved details and shall remain available for the parking and charging of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

7. Pedestrian Improvements

Prior to commencement of development, details of pedestrian improvements on Fullbrook Avenue to include dropped kerbs, tactile paving and removal of traffic sign shall be submitted to and approved in writing by the local planning authority. The pedestrian improvements shall be implemented in accordance with such details as approved before occupation of the development hereby permitted.

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

8. Delivery and Servicing Plan

Prior to occupation, a Delivery and Servicing Plan shall be submitted to and approved in writing by LPA.

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

9. Access and Security Strategy

Prior to occupation, an Access and Security Strategy shall be submitted to, and approved in writing by the Local Planning Authority. The Access and Security Strategy shall include details of proposed security measures and access control for the development. The development shall be carried out in accordance with the approved details prior to occupation and shall be retained and maintained as such thereafter.

Reason: In the interests of site security in relation to the proposed site use. Relevant policy: Core Strategy Policies CP1 & CP3.

10. Sustainability

Prior to the commencement of development, a scheme for achieving a 10% reduction in the predicted carbon emissions arising from operation of the development through the use of decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The minimum 10% reduction shall be achieved in addition to the levels of reduction in carbon emissions required through the Building Regulations in force at the time of the submission of reserved matters application. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), WBC Climate Emergency Action Plan, Core Strategy policy CP1, MDDL policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

11. BREEAM

BREEAM Very Good:

- a. Prior to works proceeding beyond the slab level, appropriate documentation prepared by a qualified assessor for each building comprised in the development, shall be submitted to and approved in writing by the Local Planning Authority. This shall demonstrate that that the building(s) will achieve a minimum BREEAM (or equivalent) rating of 'Very Good'.
- b. Within three months of first occupation of 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 an accredited assessor and shall demonstrate compliance with BREEAM rating of 'Very Good' as a minimum. If alternative certification is sought, confirmation that it has been secured at the level agreed with the Local Planning Authority must be provided within a timeframe as agreed in writing by the Authority.

Reason: To ensure developments contribute to sustainable development in accordance with NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC04 and CC05.

12. Construction Phase Emergency Plan

No works shall commence on site until a Construction Phase Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include at a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained in accordance with the approved details for the duration of the construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

13. End User Emergency Plan

No works shall commence on site until an End User Emergency Plan for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to

accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The End User Emergency Plan shall include as a minimum:

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for construction workers, customers, visitors and staff whilst in sheltering conditions
- Means of evacuation and recovery;

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan.

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
2. The applicant is advised that the reserved matters planning approval should be read in conjunction with the S106 for the outline planning application for planning permission O/2013/0346.
3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads

4. The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access
5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.
6. If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing, and a legal agreement is made with the Council under S38 of the Highways Act 1980.
7. Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.
8. Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.
9. The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.
10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

Signed



Justin Turvey

Head of Development Management - Place & Growth

Date: 2 September 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure) Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been refused by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application: Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or, Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application: Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. Other application types should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

In the event of a grant of planning permission, please note the following:

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home -](#)

[LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

Biodiversity Net Gain: The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

Biodiversity Net Gain Exemptions and Transitional Arrangements: There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#)

Biodiversity Net Gain Irreplaceable Habitat: If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat. The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements

have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

Biodiversity Net Gain Section 73(2D): If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

Biodiversity Net Gain Phase Development: If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans)