

Application Number	Expiry Date	Parish	Ward
260425	15 May 2026 (EoT to 17 June 2026)	Wokingham	Emmbrook;

Applicant	Wokingham Borough Council
Site Address	St Paul's Church of England Junior School, Oxford Road, Wokingham, RG41 2YJ
Proposal	Full Application for the proposed single storey SEND resource base and associated landscaping.
Type	Full
Officer	Joanna Carter
Reason for determination by committee	Applicant is Wokingham Borough Council on behalf of St Paul's Church of England Junior School

FOR CONSIDERATION BY	Planning Committee on Wednesday, 10 June 2026
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives outlined in Appendix 1 and subject to referral to the Secretary of State via the National Planning Casework Unit in compliance with the statutory consultation and notification requirements as set out in the Town and Country Planning (Consultation) (England) Direction 2024.

SUMMARY

This application seeks planning permission for the erection of a single-storey Special Educational Needs and Disabilities (“SEND”) resource base with associated landscaping within the grounds of St Paul’s Church of England Junior School, Oxford Road, Wokingham.

The proposal has been assessed against the adopted development plan and relevant material considerations. It is acknowledged that the development conflicts with the Local Plan policies seeking to protect existing playing field land. It is also noted that Sport England has objected to the proposal on the basis of the loss of part of the playing field.

Notwithstanding this, the application would deliver specialist SEND educational accommodation to meet an identified local need, within an established school site and in a sustainable location. The development has been carefully assessed in terms of its impact on the character of the area, neighbouring amenity, highway safety, flood risk and drainage, ecology, biodiversity net gain and other technical matters.

With the exception of Sports England, statutory and internal consultees raise no objection, subject to conditions, in respect of highways, drainage, ecology, biodiversity and landscape impacts. The proposal is capable of delivering mandatory Biodiversity Net Gain, and appropriate measures can be secured through condition.

On balance, the educational and community benefits of the proposal, together with the absence of unacceptable harm that could not be appropriately mitigated, are considered to outweigh the identified policy conflict and the Sport England objection. The proposal is pulled

in two ways within the National Planning Policy Framework, which places significant weight on the provision of education facilities and inclusive community infrastructure, yet sees to avoid any unnecessary loss of playing fields.

For these reasons and having regard to the planning balance set out in the report, the application is recommended for approval, subject to the conditions listed.

Members are advised that, due to the maintained objection from Sport England, the resolution to grant planning permission requires referral of the application to the Secretary of State via the National Planning Casework Unit in accordance with the relevant statutory Direction, prior to the issue of any decision notice. The applicant reserved the right to withdraw the application should the Secretary of State recover the application.

RELEVANT PLANNING HISTORY

Application number	Description	Decision
S/1/64	Outline application for school	Approved 26 August 1964
S/3/71	Swimming Pool	Approved 12 May 1971
S/12/71	Terrapin Classroom	Approved 12 September 1971
S/5/72	Terrapin Classroom	Approved 20 June 1972
S/6/73	Terrapin Classroom and Sanitation unit	Approved 9 April 1973
08569	Temporary Classroom	Approved 28 July 1978
19629	Renewal of 08569	Approved 2 August 1983
32044	Temporary Classroom	Approved 19 January 1989
42473	Renewal of temporary permission for classroom units C and F	Approved 23 May 1994
42934	8 replacement modular classrooms and staff room	Approved 24 July 1994
960312	Renewal Of Temporary Permission for Unit F	Approved 4 July 1996
F/2002/6788	Single storey extension to form staff room	Approved 29 July 2002
F/2012/1956	Proposed erection of replacement modular classroom with decked area, including access ramp and stairs, following removal of existing modular classroom	Approved 12 December 2012
CLP/2013/1559	Certificate of lawfulness for the proposed siting of a modular building	Refused 28 October 2013

DEVELOPMENT INFORMATION

Previous land use	Education (Use Class F1)
Proposed land use	Education (Use Class F1)
Existing parking spaces	30 parking spaces
Proposed parking spaces	28 parking spaces + 2 pick-up/drop-off bay

CONSTRAINTS	Flood Zone 1 Potentially contaminated land consultation zone Landscape Character Assessment Area (Wokingham-Winnersh Settled and Farmed Clay)
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CONSULTATION RESPONSES	
WBC Property Services	No response received
WBC Environmental Health	No response received
WBC Flood Risk & Drainage	No objection subject to condition(s)
WBC Highways	No objection subject to condition(s)
WBC Landscape & Trees	No objection subject to condition(s)
WBC Ecology	No objection subject to condition(s)
WBC Waste Services	No response received
WBC Cleaner & Greener	No response received
Sports England	Objection
Thames Water	No objection
South East Water	No response received
Berkshire, Buckinghamshire & Oxon	No response received
Wildlife Trust	
Scottish & Southern Electric	No response received

REPRESENTATIONS

Wokingham Town Council: Support this application

Local Members: No comments received

Neighbours: No comments received

PLANNING POLICY

National Planning Policy Framework (NPPF)

National Design Guide (NDG)

National Planning Practice Guidance (NPPG)

Core Strategy (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

MDD Local Plan (MDD LP)

CC01 – Presumption in Favour of Sustainable Development

CC02 – Development Limits

CC03 – Green Infrastructure, Trees and Landscaping

CC04 – Sustainable Design and Construction
CC06 – Noise
CC07 – Parking
CC09 – Development and Flood Risk
CC10 – Sustainable Drainage
TB08 – Open Space, Sport and Recreational Facilities Standards
TB21 – Landscape Character
TB23 – Biodiversity and Development

Other

WBC Borough Design Guide Supplementary Planning Document (2012)
WBC Sustainable Design and Construction Supplementary Planning Document (2010)
Sports England Playing Fields Policy and Guidance (2021)
WBC Open Space, Sport and Recreation Strategy (2013)

PLANNING ISSUES

Site Description

1. The site lies within St Paul's CoE school, off Oxford Road, Wokingham, which forms part of an educational campus shared with Walter Infant School and Nursery. The wider surrounding is characterised predominantly by residential development, which provides a suburban setting to the application site.
2. The campus comprises play areas, school playing fields, outdoor heated swimming pool and parking. The school buildings are predominantly single-storey, generally with flat roofs. The original St Paul's school building dates back to 1960s and has been constructed in yellow brick with elevations comprising white-boarded fascia and large, white-framed windows. More recently, modular and pre-fabricated buildings have been added to the campus since 2000.

Proposal Description

3. The application seeks planning permission for the erection of a detached single-storey modular building to form a new SEND unit, with associated landscaping. The proposed building would be located to the south of swimming pool and west of school building, within an area forming part of school outdoor playing fields.
4. The proposal would provide an educational facility (Autism Spectrum Disorder Resource Base) for up to 16 pupils, which would comprise teaching rooms, sensory room, staff room and supporting facilities. When fully operational, the unit would generate a need for 6 additional members of staff.

Principle of Development

Policy Context:

5. The starting point for decision making is the development plan. Section 70(2) of the TCPA 1990 and Section 38(6) of the PCPA 2004 state that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan includes the Core Strategy (2010) and the Managing Development Delivery Local Plan (2014) (MDD).

6. 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.
7. CS Policy CP2 seeks to meet the needs of vulnerable groups and to provide inclusive community facilities, including education and facilities for people with disabilities. CS Policy CP3 seeks to protect existing community or recreational facilities. MDD LP Policy TB08 states that proposals that could result in the loss of sport facilities will need to be consistent with the NPPF.
8. Paragraph 100 of the NPPF requires that “great weight” is given to the need to create education facilities and paragraph 96 requires that planning decisions promote social interaction. Paragraph 104 states that playing fields should not be built on unless one of the following exceptions applies:
 - (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:

9. While the provision of a SEND unit within an established school campus is acceptable in principle and supported by both national and local policy, the proposed location of the building on land used as playing fields gives rise to a conflict with the development plan and NPPF. Sports England has objected to the proposal on the basis of the loss of playing fields. It confirmed that none of the exceptions within Sports England Playing Fields Policy apply in this instance. None of the exceptions set out in paragraph 104 of the NPPF apply either.
10. The applicant acknowledges in the submitted “Update Statement - loss of playing field” that their interpretation of exceptions set out in paragraph 104(c) of the NPPF was incorrect in that the current proposal does not constitute “alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use”, as highlighted in the Sports England consultation response.
11. The application is accompanied by Design and Access Statement, which includes an appraisal of five potential locations of the proposed SEND unit. The alternative four locations were discounted for a number of reasons, including impact on trees, conflict with underground services and circulation routes, and loss of play space. The proposed location has been selected as it is the most appropriate and least harmful when assessed against constraints of the site: it would maintain connectivity with the main school without blocking circulation routes or resulting in playing fields being detached from play spaces to the east and it would avoid main constraints of the site (mature trees, existing play space, underground services). Whilst the loss of a section used as playing fields is acknowledged, the submitted information demonstrates that

the proposed location represents the least worst option within the constraints of the site.

12. While the conflict with the NPPF is acknowledged, the applicant demonstrated how the remaining quantum of playing fields would continue to enable a provision of a seven-a-side pitch and five/six-a-side pitch, together with the necessary run-off and safety margins. Moreover, the remaining area would still allow for flexibility in pitch layout to accommodate a broader range of sports, such as a running track, therefore, it would retain its functionality to deliver school physical education curriculum. It is also acknowledged that the playing field is owned by school rather than available for wider community use. It is also noted that these sports facilities do not form part of the borough strategic pitch supply, therefore, the reduction of approximately 12% of the area would not impact on strategic borough-wide pitch supply or community sports provision. Notwithstanding, it is acknowledged that the proposal would fail to meet exceptions set out in the NPPF and, as such, would be contrary to MDD LP Policy TB08.
13. In light of the maintained objection from Sports England, the application falls within the scope of the Town and Country Planning (Consultation) (England) Direction 2024. Where a Local Planning Authority does not propose to refuse such an application, the Direction requires the application to be referred to the Secretary of State for Housing, Communities and Local Government .
14. Should the Committee resolve to approve the application, the Council will need to refer the application to the Secretary of State via the National Planning Casework Unit prior to the grant of planning permission. The Secretary of State will then have an option to call in the application for determination, typically through the Planning Inspectorate. If the application is not called in, the Council may proceed to issue the decision notice in accordance with the Committee's resolution.
15. In this instance, the Council's Property Team has confirmed that it is aware of this procedural requirement and reserved the right to withdraw the application should the Secretary of State recover the application for determination. Accordingly, any resolution by the Committee to approve the application would be subject to the completion of the referral process outlined above.

Character of the Area

16. CS Policy CP3 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 proposed SEND building would have a simple rectangular form and would measure approximately 27.5m x 12m. The unit would have a flat roof with elevations comprising predominantly metal green cladding, an external dark grey canopy is also proposed. The building would be located to the west of the school, within an area currently used as playing fields, and would be well screened from the public realm by the school building itself. It is considered that the proposed scale, architectural design and materials would remain in keeping with the educational campus character of the area.

Neighbouring Amenities

18. CS Policy CP3 states that proposals should not have detrimental impact on amenities of adjoining land users.

Loss of Light, Overbearing & Overlooking

19. The nearest properties are located off Villiers Mead, in excess of 30m from the proposed single-storey building, beyond a densely vegetated boundary with the school. Therefore, it is not considered the proposal would have unacceptable impacts in terms of loss of light or overbearing.

Noise

20. In operational terms, the use of the building would be ancillary to the existing school and would take place within normal school hours. The proposal would not involve additional servicing activity or late-evening use that would give rise to unacceptable noise impacts. Any noise generated by pupils and staff would be comparable to, and not materially greater than, the existing authorised use of the site.
21. Taking into account the scale of the development, its siting within an established school campus, and the ability to control construction impacts through condition, it is considered that the proposal would not result in significant harm to neighbouring amenity by reason of noise. During construction, there is potential for temporary noise and disturbance associated with building works. However, such impacts would be short-term in nature and can be adequately managed through the use of standard construction management measures, including restrictions on hours of work. Noise levels generated during construction would be managed through a Construction Method Statement, which would be secured via condition (Condition 5 refers).

Highways and Transport

22. In principle, the WBC Highways Officer raises no objection to the proposal, subject to conditions as outlined below. The application is supported by a Transport Statement, subsequent Highways Technical notes and site parking survey submitted in response to WBC Highway Officer's comments.

Access

23. The proposal would utilise an existing pedestrian and vehicular access off Oxford Road. Existing pedestrian circulation routes within the campus are proposed to be used to provide access to a new secure gate which would surround the SEND unit. This is considered acceptable by WBC Highways Officer.

Traffic

24. The application anticipates the proposal would generate approximately 14 two-way movements. The WBC Officer has reviewed the proposals and considers that using the approved trip rates in WBC transport model (WSTM4), the proposal would generate at least 20 and 2 two-way movements in the AM and PM peak respectively.
25. The Applicant acknowledged trip rates derived from WSTM4. The updated trip rates information (1.28 movements per pupil in AP peak hour and 0.11 movements per pupil in PM peak hour) indicates that these figures are likely to be less (14-17 in AM peak and up to 2 in PM peak), assuming a 15% sibling rate reduction. However, this has not been accepted by the Highways Officer and clarification has been sought

from the applicant. While the methodology is yet to be agreed at the time of writing of this report and no Framework Travel Plan has been submitted, it is clear that a Travel Plan will be required to mitigate impacts of the proposal on transport network, which is accepted by the application and proposed to be secured by condition (Condition 13 refers).

Parking

26. Following the request from the WBC Highways Officer, an on-site parking survey has been undertaken. There are existing 30 parking spaces for existing staff, including 1 blue badge and one head teacher bays. There is no dedicated pick-up/drop-off area for the existing pupils. The proposal would result in a loss of two existing parking spaces, which would be reallocated for pick-up/drop-off for the SEND unit; these spaces are proposed to be utilised as visitor/lunch staff parking outside the drop-off and pick-up times.
27. WBC Highways Officer advised that there is potential of an overspill of 6 parking spaces onto surrounding residential streets, which would not be acceptable, and recommended that a Framework Parking Management Plan is submitted. However, at the time of writing of this report, the Framework Parking Management Plan is yet to be produced. The additional parking survey submitted during the course of the application indicates that while several designated parking bays were not occupied during the surveys, there were vehicles parked outside the parked out parking bays, including several vehicles which could restrict the ability for delivery vehicles to turn within the site. Therefore, to mitigate the potential impact on surrounding streets, a Parking Management Plan is required and secured by condition (Condition 15 refers), together with the proposed parking provision within the wider St Paul's school area (Condition 16 refers) and Delivery and Servicing Plan (Condition 17 refers).
28. WBC Highways Officer required that cycle parking for pupils and staff is also provided – this would be secured by condition (Condition 14 refers).

Landscape & Trees

29. The application is supported by a proposed soft landscaping plan and external works (hard landscaping) plan, which are broadly supported in principle by the WBC's Landscape Officer. The proposals include a diverse palette of native planting and seek to create a verdant, calming and sensory environment appropriate to the SEND setting. The WBC Landscape & Trees Officer acknowledged that the proposal would be well integrated to the rear of the school facilities and visually screened from adjacent properties.
30. However, there is a number of outstanding matters requiring further clarification and refinement, for example maintenance requirements associated with specialist planting typologies, potential shading impacts on the proposed sensory and growing garden, and clarification as to the detailed hard landscaping within tree root protection areas.
31. In light of these unresolved matters, it would be inappropriate to approve the submitted landscape plans at this stage. Instead, the development is recommended for approval subject to a condition requiring the submission and approval of detailed hard and soft landscaping proposals (Condition 12 refers).

32. The application is accompanied by Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan and Tree Protection Plan.
33. There are no protected trees within close proximity to the proposed building. The proposal would, however, require the removal of a semi-mature Weeping Willow to accommodate the proposed building. The submitted information indicates that 10 new trees would be planted to help screen the building. This is considered acceptable, subject to condition securing replacement of planted trees if required (Condition 12 refers). The WBC Landscape & Trees Officer recommended a condition to ensure the protection of existing trees whilst construction takes place (Condition 11 refers).

Flooding & Drainage

34. The application site lies within Flood Zone 1, where there is a low probability of flooding from rivers or the sea. The proposed SEND resource base would be located within the existing school grounds and is therefore considered appropriate in flood risk terms, subject to satisfactory surface water management.
35. The proposal includes on-site surface water attenuation located to the east of the proposed building, with discharge restricted to 1 litre per second via a pumped outfall to the existing Thames Water sewer network.
36. The WBC's Flood Risk and Drainage Officer has reviewed the submission and raises no objection, subject to a planning condition requiring confirmation that Thames Water has approved the proposed connection to its sewer network in writing, prior to commencement of development.
37. Thames Water has been consulted on the application and confirms that, having reviewed the details submitted, it has no comments to make at this time, and raises no objection to the proposal as submitted nor requires any conditions. As Thames Water is content with the proposed connection to its sewer network, it is not necessary to impose a condition requested by the WBC Drainage Officer.
38. However, a condition is necessary in order to ensure that the proposed surface water drainage system is implemented in accordance with the submitted details (Condition 6). Subject to the imposition of this condition, it is considered that the proposal would not increase flood risk on or off the site.

Ecology

39. The application site comprises an area of hardstanding, heavily managed modified grassland and a willow tree within the grounds of an existing school. An Ecological Assessment has been submitted as part of the application. Subject to the recommended conditions outlined below, the proposal is considered acceptable in ecological terms.

Badgers:

40. Whilst no badger setts were recorded within the campus, records indicate there may be outlier setts present within the wider area. The WBC Ecology Officer recommends that an updated badger survey be undertaken shortly prior to commencement to confirm the status of any setts and to identify mitigation if required (Condition 9 refers)

Breeding Birds:

41. While the proposal involves the removal of a willow tree the WBC Ecology Officer advised the tree is too young to provide suitable bird nesting habitat.

Bats:

42. The wider site is bordered by treelines, including a veteran tree and woodland to the north-northwest, and lies approximately 100 metres from Woosehill Meadows Local Wildlife Site, which forms part of a wider ecological corridor. Bat records exist within 1km of the site and it is likely that bats use the surrounding treeline for commuting and foraging.
43. While no direct impacts on roosts are anticipated, the WBC Ecology Officer identified a risk from external lighting, which could disrupt dark corridors used by light-sensitive species. A lighting plan is therefore recommended to be secured by condition (Condition 8 refers).

Great Crested Newts ("GCN"):

44. Although a pond is present on site and a Habitat Suitability Index survey was undertaken for GCN, the WBC Ecology Officer agrees with the applicant's assessment that GCN are unlikely to be present or affected, due to the absence of nearby waterbodies within 500 metres and the highly managed nature of the site. No further mitigation is considered necessary in this respect.

Biodiversity Enhancements

45. The application recommends that biodiversity enhancement measures are incorporated (bat bricks, bird boxes and bee bricks). The WBC Ecology Officer has reviewed the recommendation and agreed that provision of these should be secured via condition (Condition 10 refers).

Biodiversity Net Gain

46. 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. 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").
47. 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.
48. The application is accompanied by Biodiversity Net Gain Assessment and Metric, which have been reviewed by the WBC Ecology Officer, who agrees with the baseline assessment. The submitted information demonstrates that the proposal is capable of achieving 13.8% BNG on-site.
49. While the submitted metric demonstrates that the development is capable of achieving the required biodiversity net gain, the Ecology Officer advises that it would

not be appropriate to approve the detailed habitat proposals at this stage, as the delivery of BNG is required to be secured through a pre-commencement process. In order to ensure that the proposed habitats are delivered and managed in accordance with the statutory framework, it is recommended that a Habitat Management and Monitoring Plan (HMMP) be secured by planning condition (Condition 7 refers).

Conclusion

50. The proposed development comprises the provision of a single storey SEND resource base within the grounds of an existing primary school. The proposal has been assessed against the adopted development plan, and it is acknowledged that it conflicts with policies seeking to protect existing playing field provision.
51. It is also acknowledged that Sport England has objected to the proposal on the basis that it would result in the loss of part of the playing field. This objection has been carefully considered and afforded significant weight as a material consideration.
52. However, planning legislation requires applications to be determined in accordance with the development plan unless material considerations indicate otherwise. In this case, it is considered that material considerations of substantial weight exist which justify approval of the development, notwithstanding the identified policy conflict and the Sport England objection.
53. The proposal would deliver specialist SEND educational accommodation to meet an identified and pressing local need, within an established school site, and in a location that allows pupils to access provision close to their homes. The proposal would make efficient use of land within the existing school curtilage and would not result in unacceptable impacts in terms of character and appearance, neighbouring amenity, highway safety, flood risk or ecology, subject to the conditions recommended.
54. Whilst the loss of part of the playing field is acknowledged, officers are satisfied that the overall educational and community benefits of the proposal, together with the absence of demonstrable harm that could not be adequately mitigated or controlled, outweigh the conflict with policy (including the NPPF) and the Sport England's objection.
55. The proposal is also consistent with the National Planning Policy Framework, which places significant weight on the delivery of community facilities and education infrastructure, and supports development that meets identified local needs where impacts are acceptable.
56. In addition, Members are advised that, in light of the maintained objection from Sport England, the resolution to grant planning permission would require referral of the application to the Secretary of State via the National Planning Casework Unit in accordance with the relevant Direction, prior to the issue of any decision notice. As set out elsewhere in this report, the applicant has confirmed that, should the application be referred and subsequently called in for determination by the Secretary of State, the application would likely be withdrawn.
57. Taking all material considerations into account, including the acknowledged departure from the development plan, the objection from Sport England and the procedural requirements arising from the relevant Direction it is recommended that

planning permission be granted, subject to the conditions set out in this report and completion of the referral process.

The Public Sector Equality Duty (Equality Act 2010)
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<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. The proposal seeks to provide specialist educational provision for children with special educational needs and disabilities, and would, therefore, have direct positive impact in terms of the protected characteristics of age and disability. The provision of this dedicated SEND facility would support inclusive education and enhance accessibility to an appropriate learning environment for children with special educational needs and disabilities locally. Furthermore, there is no indication or evidence (including from consultation on the application) that the proposal would give rise to adverse impacts on other groups with protected characteristics identified by the Act. Therefore, it is considered the proposal would not only be consistent with the Council's equality duties, but it would positively contribute towards the provision of equal opportunities.</i>
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APPENDIX 1 - Conditions / informatives

APPROVAL subject to the following conditions and informatives:

Timescale

1. The development hereby permitted shall be begun not later than the expiration of three years beginning with 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).

Approved Details

2. This permission is in respect of the submitted application plans and drawings numbered/titled:

Drawing title	Drawing number	Received
Proposed Elevations NW	WKS-RSS-02-00-DR-A-1414 Rev PL2	22 May 2026
Proposed Elevations SE	WKS-RSS-02-00-DR-A-1413 Rev PL2	22 May 2026
Proposed Elevations SW and NE	WKS-RSS-02-00-DR-A-1412 Rev PL1	18 February 2026
Proposed Ground Floor Plan	WKS-RSS-01-00-DR-A-1210A Rev PL1	18 February 2026
Roof Plan	WKS-RSS-02-00-DR-A-1215 Rev PL1	18 February 2026
Site Plan Proposed	WKR-RSS-02-00-DR-A-1211 Rev PL2	5 March 2026
Existing Site Location Plan	WKS-RSS-01-00-DR-A-1010 Rev PL2	5 March 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.

Materials

3. The materials to be used in the construction of the external surfaces of the development hereby permitted shall be as specified in section 3.8 of Design and Access Statement Rev PL1 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*

Hours of Construction

4. 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.

Construction Method Statement

5. 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.

Drainage Strategy

6. The development hereby approved shall be carried out in accordance with the Proposed Drainage Plan P6975J3322 Rev – unless otherwise agreed in writing by the Local Planning Authority. The approved drainage scheme shall be implemented in full prior to first use of the development and thereafter retained and maintained in accordance with Drainage and SUDS Strategy P6975J3322 Rev V1.0 for the lifetime of development

Reason: 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.

Habitat Management and Monitoring Plan

7. No development shall commence until a Habitat Management and Monitoring Plan (HMMP) has been submitted to and approved in writing by the Local Planning Authority. The HMMP shall include:

- (i) Ecological trends and constraints on site that might influence management;
- (ii) Aims and objectives of management;
- (iii) Appropriate management options for achieving aims and objectives;
- (iv) Prescriptions for management actions;
- (v) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
- (vi) Details of the body or organization responsible for implementation of the plan; and
- (vii) 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 shall be implemented in accordance with the approved details.

Reason: To secure the delivery and long-term management of biodiversity net gain in accordance with the Environment Act 2021, NPPF Chapter 15, Core Strategy Policy CP7 and MDDL Policy TB23.

Lighting Design Strategy

8. No part of development shall be brought into operation until a Lighting Design Strategy for Biodiversity for buildings, features or areas to be lit has been submitted to and approved in writing by the Local Planning Authority. The strategy shall:
 - (i) Identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
 - (ii) 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 approved strategy, and these shall be maintained thereafter in accordance with the approved strategy.

Reason: To policy compliance with national legislation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017, Wokingham Core Strategy, Policy CP7 and MDD LP Policy TB23.

Badgers

9. As close as practicable to and no earlier than three months prior to commencement of development, an additional badger survey report shall be submitted to and approved in writing by the Local Planning Authority. Should the report indicate that the position, in so far as it relates to badgers, has changed from that originally

reported when the application was submitted, the new survey report should incorporate a revised badger mitigation plan to be approved in writing by the Local Planning Authority. The approved mitigation plan shall be adhered to throughout the construction of development.

Reason: To ensure the protection of badgers in compliance with the Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act 1981 (as amended), Wokingham Core Strategy, Policy CP7 and MDD LP Policy TB23.

Species Compensation and Enhancement

10. No development shall commence until 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 ecological and biodiversity compensation and enhancement measures shall be implemented in accordance with the approved details and maintained thereafter for their designed purpose in accordance with the approved scheme and for the lifetime of development. The scheme shall include, but not limited to:

- (i) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;
- (ii) Materials and construction to ensure long lifespan of the feature/measure;
- (iii) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- (iv) 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.

Protection of Trees

11.

- (i) No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment, Arboricultural Method Statement, Tree Constraints Plan, & Tree Protection Plan by JOMAS Associates Ltd dated 16 January 2026 including notes indicated within the Tree Protection Plan (Ref: JOMAS Associates Ltd, P6975J3322z, 16 January 2026 and Figure 3, 12 January 2026) (hereinafter, to as the Approved Scheme).
- (ii) 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.
- (iii) 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.

- (iv) 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 MDD LP policies CC03 and TB21 .

Landscaping

- 12. Prior to the commencement of the development, 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, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). 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 MDD LP policies CC03 and TB21.

School Travel Plan

- 13. Before the development is first brought into use, a School Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The School Travel Plan shall include a programme of implementation, details of drop-offs and pick-up arrangements for pupils of the SEND unit hereby approved, staggered start and finish times, proposals to promote alternative forms of transport to and from the site, other than by the private car and provide for periodic review. The School 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.

Cycle Parking

14. Before the development hereby permitted is first brought into use, details of secure and covered bicycle storage/ parking facilities for the staff of and pupils of St Paul's Church of England Primary School shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage/ parking shall be implemented in accordance with the approved details before the development hereby permitted is first brought into use, and shall be permanently retained in the approved form 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.

Parking Management Plan

15. No part of development hereby approved shall be brought into use until a Parking Management Strategy for the management of parking arrangements has first been submitted to and approved in writing by the Local Planning Authority. The Parking Management Strategy shall include details of management of all parking spaces and monitoring and delivery of additional spaces where required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP21 and MDDLDP policies CC07 and TB20.

Car Parking

16. No part of the building hereby approved shall be brought into use until vehicle parking and turning space has been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. The vehicle parking and turning space so-approved shall be retained in accordance with the approved details and the parking space remain available for the parking of vehicles at all times and the turning space shall not be used for any 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

Delivery and Servicing Management Plan

17. No part of the development hereby approved shall be brought into use until a Delivery and Servicing Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall thereafter be implemented and maintained for the lifetime of the development. The Delivery and Servicing Management Plan shall include, but not be limited to, the following matters:

- i) details of the types, sizes and frequency of delivery and servicing vehicles associated with the St Paul's Church of England school and the SEND unit;
- ii) designated delivery and servicing areas within the site, including swept path arrangements to ensure that delivery vehicles can enter and exit the site safely in forward gear;
- iii) measures to prevent parking or stopping by staff, visitors or parents within the delivery and servicing area at times when deliveries or servicing are scheduled to take place;
- iv) arrangements for the timing of deliveries and servicing to avoid peak arrival and departure times for pupils and staff;
- v) on site management and enforcement arrangements, including responsibility for implementation and monitoring of the Plan.

Reason: In the interests of highway safety and the free and safe movement of vehicles within the site and on the adjoining highway network, having regard to the observed on site parking behaviour and the need to ensure that delivery and servicing vehicles can operate safely. Relevant policies: National Planning Policy Framework (Section 9 – Promoting Sustainable Transport) and Core Strategy policies CP1 and CP6.

Informatives

Reason for Approval

- 1) Whilst the development does not fully accord with the policies contained within the development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the officer report.

Pre-commencement Conditions

- 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.

Changes to the Approved Plans

- 3) The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

Travel Plan

- 4) The requisite Travel plan would need to comply with the latest national and local guidance:

- (a) NPPF Section 9 (Sustainable Transport)
- (b) The Essential Guide to Travel Planning (DfT, March 2008)
- (c) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
- (d) A Guide on Travel Plans for Developers (DfT)
- (e) Making Residential Travel Plans Work (DfT, June 2007) All accessible at:
<http://www.dft.gov.uk/pgr/sustainable/travelplans/> and
<https://www.gov.uk/government/policies/improving-local-transport>, also:
WBC Transport Plan 3 and Active Travel Plan 2011 – 2026
WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance

Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough's website.

Biodiversity Net Gain

- 5) 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.

Protected Species

- 6) 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.

Proactive Discussion

- 7) 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:
 - addressing concerns relating to the loss of playing fields,
 - providing additional information relating to vehicle trips and parking arising as a result of the development

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.