

Planning Application Reference: 260423

Site: The Bulmershe School

Discharge of Conditions Application Submission relating to:

- **Condition 4 (Construction Method Statement)**
- **Condition 5 (Drainage System);**
- **Condition 11 (Habitat Management and Monitoring Plan);**
- **Condition 12 (Ecological Compensation) and**
- **Statutory Biodiversity Gain Condition.**

Dear Local Planning Authority,

Please find enclosed details submitted to discharge the requirements of the above mentioned planning conditions. Details submitted in respect of each are set out below.

Condition 4 – Construction Method Statement

Please find enclosed:

- Construction Method Statement
- Site Access Plan

These documents address all requirements of the condition, including site access, parking, loading/unloading, material storage, site security, dust control and waste management.

For completeness, construction hours are controlled separately under Condition 10 of the decision notice and are therefore not repeated within the submitted method statement.

Condition 5 – Drainage Strategy

Please find enclosed:

- Already Approved Drainage and SuDS Strategy (for reference)
- Supplementary Drainage Statement

The approved drainage strategy (Jomas Associates, ref. P6974J3321) establishes a compliant surface water drainage solution, including attenuation storage and controlled discharge.

The supplementary statement has been prepared to address specific elements of the condition, in particular confirming that:

- infiltration drainage is not feasible due to the underlying London Clay; and

- as the approved system is fully tanked and does not rely on infiltration, groundwater monitoring is not required to demonstrate compliance with the condition.

Condition 11 - Habitat Management and Monitoring Plan

- Habitat Management and Monitoring Plan (HMMP)

The HMMP provides a framework for the long-term management and monitoring of the retained and newly created habitats, including grassland, shrub planting and fourteen new trees, to ensure delivery of the approved biodiversity net gain for a minimum period of 30 years.

Condition 12 (Ecological Compensation)

- Species Enhancement Plan

The plan makes provisions for bird, bat and insect boxes to be installed on the building in line with the recommendations of the Ecology report submitted with the original application.

Statutory Biodiversity Gain Condition

Please find enclosed:

- Biodiversity Gain Plan (DEFRA template)
- Habitat Management and Monitoring Plan (HMMP)

In addition, the following approved application documents are resubmitted for reference:

- Biodiversity Metric (calculation tool)
- Biodiversity Net Gain Report
- Ecological Assessment

The submitted Biodiversity Gain Plan confirms delivery of an on-site biodiversity net gain of 12.24%, exceeding the mandatory 10% requirement. The gain is achieved through the retention of existing habitats together with new shrub planting and fourteen new trees within the application site.

The HMMP provides a proportionate framework for the management and monitoring of habitats to ensure delivery over the required period.

Conclusion

The submitted information addresses the relevant requirements of Conditions 4, 5, 11 and 12, and the statutory biodiversity gain condition.

I would be grateful if the Local Planning Authority could review the submitted information and confirm discharge of the relevant conditions and statutory biodiversity gain requirement at the earliest opportunity.

Please do not hesitate to contact me should any further information be required.

Kind regards,

David Smith

Planning and Development Manager

Wokingham Borough Council