

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251923
Site Address:	Finchampstead C Of E School, The Village, Finchampstead, Wokingham, RG40 4JR
Expiry Date:	24 November 2025
Site Visit Date:	22 October 2025
Proposal: Full application for the proposed erection of a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the link corridor.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	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 TB21 – Landscape Character TB23 – Biodiversity and Development TB26 – Buildings of Traditional Local Character and Areas of Special Character
Joint Minerals and Waste Plan (JMWP)	Not applicable to this application
Wokingham Borough Local Plan	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS4 – Development within or adjacent to minor settlements CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility

Update (LPU)	C5 – Parking and electric vehicle charging FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE3 – Thames Basin Heaths Special Protection Area NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment DH6 – Archaeology HC2 – Community infrastructure HC8 – Noise pollution HC9 – Contaminated land and water
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Finchampstead Neighbourhood Plan

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
191229	Full application for the proposed Single Storey Infill Conservatory Extension to school	Approved 21/06/19
022133	Proposed erection of rear extension to school to create hall, changing rooms and toilets plus internal alterations.	Approved 24/06/03

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
WBC Drainage – No comments received
WBC Highways – No objection
WBC Landscape and Trees – No objection subject to condition
WBC Built Heritage Officer – No objection subject to conditions
WBC Ecology Newts – No objection subject to condition
WBC Ecology – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council: No objection
Ward Member(s)	No comments received

Neighbours	2 representations have been received from members of the public (excluding duplicates). The following points have been raised: • Roof pitch design is not considerate enough to the visual amenity of the 'The Verge' and out of keeping with the old/ listed buildings nearby • Concerned from an environmental point as there are bats that periodically nest in the roof space [of The Old Chapel, The Village, Finchampstead] Officer comment: <i>The above are noted and will be discussed within the report</i>
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APPRAISAL

Site Description:

The application site is a part single storey part two storey Church of England aided Primary School building located within in the limited development location of Finchampstead. To the east is a listed residential property called 'The Verge'. The application site, however is not listed, but within a designated Area of Special Character (Finchampstead Village).

Surrounding the site are primarily residential buildings and to the north a playing field with a community hall.

Proposal:

Planning permission is sought for a single storey front extension to create a new year 5 and 6 breakout classroom and resource area, single storey front extension to boys toilet and single storey front/side extension to extend the existing link corridor.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 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.

The principle of development is assessed under the NPPF, the Development Plan (Core Strategy, Managing Development Delivery Plan and Finchampstead Neighbourhood Plan).

The Joint Minerals and Waste Plan (JMWP) also forms part of the Development Plan however the site is not located within a mineral safeguarding area or area of search for sand and gravel and so is not relevant to this application. and the site is an area of Sharp Sand and Gravel resources.

Adopted Development Plan

The site is located within settlement limits and in the limited development location of Finchampstead, as defined in Policy CP9 of the Core Strategy. As the site is within settlement limits, the development should be acceptable in principle providing that it complies with the principles stated in the Local Development Plan and other material considerations.

Furthermore, in this instance the principle of development is supported by policy CP2 of the Core Strategy which states that:

To ensure that new development contributes to the provision of sustainable and inclusive communities (including the provision of community facilities) to meet long term needs, planning permission will be granted for proposals that address the requirements of:

...

b) Children, young people and families, including the co-ordination of services to meet their needs

National Planning Policy Framework (NPPF)

At national level there is also support for development of this kind. Paragraph 100 of the NPPF states:

It is important that a sufficient choice of early years, school and post-16 places are available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should:

a) give great weight to the need to create, expand or alter early years, schools and post-16 facilities through the preparation of plans and decisions on applications

Both national and local policy supports the principle of school expansion which will directly benefit the needs of pupils. As seen above in para 100 of the NPPF, 'great weight' should be given to expand schools, and this will be taken on board and applied in the planning balance at the end of this report.

Finchampstead Neighbourhood Plan

Policy AHD1 of the Finchampstead Neighbourhood Plan supports development located within development limits, which is the case here.

Local Plan Update

The Local Plan Update (LPU), the plan which will supersede the adopted Core Strategy and MDD local plans, is at Regulation 22 stage as it has been submitted to the Planning Inspectorate for examination. As per paragraph 49 of the NPPF:

Local planning authorities may give weight to relevant policies in emerging plans according to:

a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);

b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and

c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)

As a whole, the LPU is still given limited weight, despite its advance stage of preparation. This is owing to unresolved objections to a great number of the policies contained within it. However, those policies highlighted in yellow in the policy table earlier in this report are those that have received less objection and therefore Officers consider to individually hold moderate weight in the determination of this application. All the others hold limited weight. The policies that hold moderate weight will feed into/ be considered in their relevant sections in this report.

Summary on principle of development

There is support for the expansion of schools at national level and this is to be given 'great weight' in the planning balance. The proposal would also be located in settlement limits which is appropriate, and there is also local policy support for proposals that would benefit the needs of children. As such, in principle the proposal is acceptable but acceptability of the scheme as a whole is also dependant on other material considerations that will be discussed.

Design/ Character of the Area/ Impact on Heritage

Policy CP3(a) of the Core Strategy 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.

Policy TB24 of the MDD states that the Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by: *"Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views."*

Policy TB26 of the MDD states that *"planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting."*

The above is echoed by the policy IRS3 of the Finchampstead Neighbourhood Plan which states that *"the historic environment and any designated heritage assets in the Parish and their settings, both above and below ground will be conserved and enhanced for their historic significance, their setting and their importance to local distinctiveness, character, and sense of place"*.

The proposal would have potential impacts upon the character and appearance of the Finchampstead Village Area of Special Character (AoSC), a non-designated heritage asset, as well as the setting of the Grade II listed The Verge, The Thatched Cottage, the former Baptist Church and unlisted Broad Oak Cottage, and to the wider setting of the Grade II listed War Memorial.

In relation to designated heritage assets (in this case setting of nearby listed buildings), para 212 of the NPPF states that *When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.*

In relation to non-designated heritage assets (in this case the Area of Special Character), in para 206 of the NPPF it states *The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.*

The Village (as in the road) does not have a consistent building line, and whilst the majority of buildings are set back from the highway, there are notable exceptions – such as the immediate neighbour The Verge. And thus, whilst typically development would be expected to have a greater set back from the road, given the variation of the building line, along with the site restrictions, such a forward placement would be considered acceptable in this instance.

In terms of the proposed appearance of the main element, a pitched roof form is supported. Whilst this adds great bulk and massing to the forward element, this is more than made up in terms of a traditional form, reflecting not only the wider AoSC but the original 19th century school buildings. Internally, the vaulted roof space will make for a pleasant and modern space for the children and members of staff. A further flat roofed form would seek to compound the pre-existing negative appearance. This, however, relates solely to the main proposed element, it is logical to bring out the passing corridor and WC extension in a flat roof, and given the relatively modest addition here, no concerns are raised over the form of these elements.

Given the sensitive nature of the setting, it is important that any development not only be sympathetic to the context but also seek to respond to the extant built form in the vicinity. Within its site's core are the original Victorian school house and room of 1858, however these elements, whilst still partly visible from the public realm, are concealed by the additions of the 1960s and 70s. These flat roofed elements and their basic 'box' utilitarian appearance dominating the street scene.

Given their simple aesthetic, they do not positively contribute to the character and appearance of the AoSC nor to the setting of the identified heritage assets within the vicinity. Given this, where there is an opportunity to improve the overall appearance of the site, with an architectural form more appropriate for the context, this would be welcomed. This is coupled with the school being an important element of character within the village itself, not only for the obviously educational, social and economic

benefits, but from a historic use perspective, the continued function and survival of the small primary school is important to the settlement's character.

As this new structure would be prominent in the street scene, and would effectively act as the 'primary' element of the school, it is important, therefore, the architectural details and material finishes, are not only of a high standard in themselves, but seek to be appropriate and sympathetic to the historic environment. The material detailing and differing fenestrations, with statement window on the front elevation results in a sympathetic appearance to the host building and also the wider context.

Conditions will be attached requiring full details and samples of proposed materials to be used. A condition was also recommended by the Built Heritage Officer to secure details of full working details of all external and internal windows and doors and related joinery. However, given the building is not listed, a condition would be secured requiring materials details to be specified in great depth, this requirement would appear excessively onerous and therefore not compliant with the 6 tests for planning conditions outlined in the NPPF.

Overall, the proposal represents a good quality design and a scheme that enhances the setting of the surrounding area generally, nearby heritage assets and the surrounding Area of Special Character. The proposal therefore complies with local heritage policies (TB24 and TB26) which seek development to enhance these assets. As proposal would also enhance the setting of nearby listed buildings and non-designated heritage assets and therefore no balancing of the harms arising as part of the proposal (against the significance of the heritage assets), as dictated by the NPPF, is required. No objections have also been raised by the WBC Built Heritage Officer.

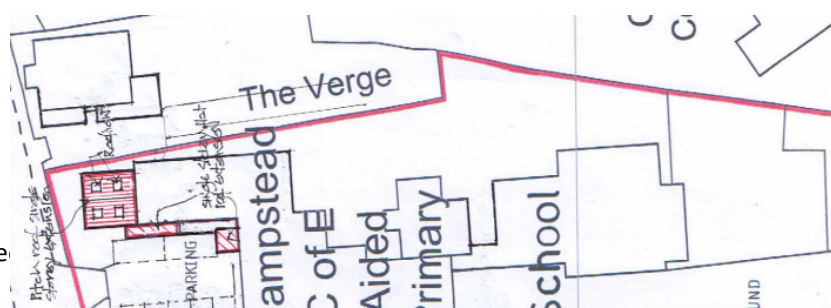
These proposals have met this high threshold of seeking 'enhancement'. Consequently the proposal also complies with policy CP3(a) which strives for good design of development generally.

Neighbouring Amenity:

Policy CP3 of the Core Strategy states that development should not result in detriment to the amenities of adjoining land users.

Owing to the extensions being located to the eastern and central parts of the site, the only neighbour that is considered to potentially be affected by the proposal is 'The Verge'. This is a Grade II Listed property, (and commentary on the proposal's appropriateness on the setting of this heritage asset has already been discussed). The Verge has 4 x windows and 1 x door that face westwards towards the school. From looking at approved planning application plans at 'The Verge', these windows would appear to serve a study (x 1 window) and kitchen (x3 windows).

The front extension would be set slightly in from the existing eastern side elevation, resulting in a separation distance of approximately 6m between the eastern side of the proposed front extension and the western side elevation of the Verge. Within this separation distance is an access track.



Proposed block plan

Whilst the extension would be visible from these windows, particularly the kitchen windows, the separation distance is considered to be sufficient so as not to result in a substantially harmful level of overbearing from the extended and heightened roof form, especially given the roof form would be pitched and therefore would slope away from the neighbouring property.

It is also noted that the x3 kitchen windows at The Verge are unlikely the primary windows for this space, owing to the kitchen area having large rear facing doors (south facing) which would primarily provide outlook and light for this habitable room which would be unaffected as a result of the proposal.

The proposed front extension would also contain x1 side window facing The Verge which again would be visible from windows on this neighbouring property due to them being opposite one another. However, owing to the proposal being in relation to a non residential establishment, an outlook from this window would be limited to school time. Furthermore, boundary treatment would obscure the lower outlook from the school's window. With these in mind, Officers do not consider that the proposal would result in a substantial loss of privacy for occupiers of The Verge.

Owing to the other extensions being located centrally within the school site, coupled with their modest scale, these would not result in adverse impacts to neighbouring properties.

Highway Access and Parking Provision:

Policy CP6 of the Core Strategy seeks to manage travel demand with sustainable travel modes, appropriate vehicle parking and minimisation of traffic impacts and highway safety concerns. Policy CC07 and Appendix 2 of the MDD Local Plan set out the minimum parking requirements for development proposals. Policy CP9 states that the scale of development must reflect the existing and proposed levels of facilities, services and accessibility at or in the location. Policy C5 of the LPU states that development proposals should provide and retain vehicle parking (including motorcycles) and cycle parking that caters for the needs of all users (including people with disabilities and visitors) that is appropriate to the location and the scale of development.

The applicant proposes to increase the gross internal floorspace by approx 60m². While it is stated that the site access and parking all remain as existing, the proposed

extension would have occupied part of the parking and turning area as approved under planning application 191229.

The applicant has confirmed that the proposal will not impact on pupil numbers or staff numbers therefore there will be no increase in traffic or parking demand as a result of these extension proposals. It is purely providing additional space and facilities within school for the existing pupils and staff. The submitted proposed plans reflect the existing level of parking on site.

WBC Highways requested the above to be clarified. As this has now been done, Officers are content that the proposal should not sacrifice or put additional strain on existing parking and highway arrangements. Therefore, there no requirement for any additional vehicle or cycle provision needed, although the applicant has indicated on the plans a bike store housing 6 bicycles would be provided.

In light of the proposed extension being located at the front of the site, and given the site is a public facility with footfall, a construction method statement will be secured via condition so the LPA can understand and approve the construction phase parking arrangements, storage of materials etc.

Environmental Health:

Policy CP1, specifically criterion 8, states that development should “*Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers*”. Policy HC5 of the LPU states that Development proposals will only be supported where it can be demonstrated that individually, or cumulatively in combination with other schemes, they do not have an unacceptable impact, either during the construction phase, or when completed, on:

- a) Human health, well-being or safety;
- b) Residential and public amenity;
- c) The quality of land, including soils and the subsurface;
- d) Air and Water quality (including surface water and groundwater); and
- e) Other sensitive receptors, including the natural environment.

Noise

Policy CC06 of the MDD states that proposals must demonstrate how they have addressed noise impacts to protect noise sensitive receptors (both existing and proposed) from noise impacts.

Given the proposal would not see an increase in pupil numbers, staff or activities, it should not result in any additional noise implications above and beyond the existing situation during the operational phase.

Land contamination

Policy HC9 of the LPU states that development proposals on or near sites which are known, or suspected to be potentially contaminated, or proposals for sensitive land uses, will only be supported where it can be demonstrated that sensitive receptors would not be exposed to levels of potential contamination that would give rise to unacceptable risks or harm to health. One of these receptors are people (future or existing occupiers).

The site is located on potentially contaminated land. Whilst Environmental Health officers have not raised objection or requested any further information in this regard, Officers will attach a condition requiring any unexpected land contamination to be reported to the LPA. This is given the use of the site for children makes it a more vulnerable receptor.

Flooding:

Policy CC09 of the MDD Local Plan indicates that all sources of flood risk should be taken into consideration and that inappropriate development in areas at risk of flooding should be avoided

The site is located in flood zone 1 meaning it is located where the probability of flooding is lowest. As such, the proposal is not extending a more vulnerable use in an inappropriate area in terms of flood risk.

Trees:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping.

There are no protected trees on site or vegetation that would have to be cleared to make way for the extensions.

The WBC Tree & Landscaping Officer reviewed the proposal and suggested a condition relating to hedge protection on the northern and eastern boundaries during the construction phase of the development. However, upon the site visit, the hedging in question was not in place and has not been for several months. As such, this condition is not required.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network. Bats and Great Crested Newts are examples of protected species.

Bats

The site is located in an area which is suitable for potentially roosting bats. Whilst the proposal would see modifications to the existing roof to form the extensions, the existing roof is flat and so would have limited opportunities for roosting bats. Owing to this, bat surveys are not required for the proposal. No contrary information has been provided by WBC Ecology.

Comments from a third party raised concern that the proposed extension may impact bats that are sometimes found in their own residential property. There is no evidence before Officers to suggest this would be the case.

Great Crested Newts

The application site falls within a red impact risk zone for great crested newts. However, given the nature of the proposals, NatureSpace consider impacts to great crested

newts and/or their habitats to be highly unlikely. An ecological survey report has not been submitted, but it appears the habitats to be impacted are small areas of hardstanding and amenity grass adjacent to the road and car park. The nearest pond is approximately 190m away. The potential presence of great crested newts within the development footprint cannot be entirely ruled out but is considered very unlikely. The supplied Non-Licensed Avoidance Measures for Great Crested Newts are considered appropriate and will be secured via a planning condition.

Biodiversity Net Gain

From April 2024, a mandatory biodiversity net gain of 10% is applicable on all minor development, unless exempt. One such exemption is development that would not impact a priority habitat and would impact less than 25 sqm of on-site habitats. The applicant claims the development is exempt for this reason, and no information to the contrary has been provided by WBC Ecology. As such, the proposal is not required to comply with mandatory BNG requirements.

Building Sustainability:

Policy CC04 of the MDD states that *“All new non-residential proposals of more than 100 sq m gross non-residential floorspace shall at least: a) Achieve the necessary Mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent b) Meet or exceed statutory requirements for water resource management”*.

It should be noted that the above policy is out of date and were written before the Council's declared Climate Emergency. For this reason, the Council produced a Climate Change Interim Policy Position Statement (CCIPPS) (2022) which outlines what is expected of development proposals in light of the climate emergency.

Non-residential schemes of the 100 sqm threshold will be expected to meet the interim Future Buildings Standard (as required by Building Regulations) of a minimum A mandatory BREEAM requirement has not been set at the national level, as was the expectation when the policy was introduced. Best practice standards have generally been recognised as at least BREEAM 'Very Good' or 'Excellent' as is floorspace shall at least: a) Achieve the necessary mandatory Building Research Establishment Assessment Method (BREEAM) requirements or any future national equivalent 27% reduction in emissions, as a minimum. In practice, this means meeting BREEAM 'Excellent' standard.

As this scheme would result in additional floorspace of less than 100 sqm the BREEAM would not apply.

Conclusion:

As referred to earlier in the report, great weight should be given to the principle of a school expansion. The proposal represents sensitively designed extensions that would enhance the overall appearance of the building, setting of nearby listed buildings and Area of Special Character in which the site is located. No substantial harm has been identified in respect of other material considerations discussed and therefore the recommendation is to grant planning permission.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): 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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Yes
Recommendation:	1. Time Limit 2. Approved Plans 3. Materials to be approved 4. Adherence to specified GCN non-licence avoidance measures 5. Reporting unexpected land contamination 6. Construction Method Statement
Date:	14 November 2025
Earliest date for decision:	23 October 2025

Recommendation agreed by: (Authorised Officer)	
Date:	14/11/25

PLANNING CONSTRAINTS/STATUS

Affordable Housing Thresholds | Total count: 4

#	NAME
1	Outside Development Locations
2	Within Modest or Limited Development Locations
3	Within Modest or Limited Development Locations
4	Within All Development Locations

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Limited Development Locations	Finchampstead

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	5km Linear Mitigation Zone

Special Character Areas | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Area of Special Character	Finchampstead Village, Finchampstead

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: Special Case Zone	ONR also requests to be consulted on planning applications, irrespective of distance from nuclear sites, for special cases. Developments that either introduce a new hazard or change the existing external hazards posed to nuclear sites.

Aerodrome Safeguarding: Farnborough Consultation Zone | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 3	All buildings, structures, etc. Exceeding 90m
2	Aerodrome Safeguarding: Farnborough Consultation Zone	Consultation zone 1	Tree Planting, Mineral extract/Quarrying, Refuse tips, Reservoir, Sewage Disposal, Nature reserve, Bird Sanctuary, any aviation use

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 150 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 90 metres (295.3 feet)	YES	YES

Aerodrome Safeguarding: Odiham Consultation Zone | Total count: 2

#	CRITERIA
1	Consultation required for any building structure or works exceeding 91.4m in height above ground level
2	Consultation required for developments that involve flying activities including gliding, micro-light aircraft and hang-gliding sites

Risk of Flooding from Surface Water | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Environment Agency Surface Water Flood Zones	1 in 1000 year risk extent

Bat Roost Habitat Suitability | Total count: 11

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
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1	Bat survey required for planning applications that involve roof modification or demolition.	UY1144	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	UY1145	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	UY1148	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	UZ1143	Ecology Officer, Green Infrastructure Team
5	Bat survey required for planning applications that involve roof modification or demolition.	UZ1144	Ecology Officer, Green Infrastructure Team
6	Bat survey required for planning applications that involve roof modification or demolition.	UZ1145	Ecology Officer, Green Infrastructure Team
7	Bat survey required for planning applications that involve roof modification or demolition.	UZ1146	Ecology Officer, Green Infrastructure Team
8	Bat survey required for planning applications that involve roof modification or demolition.	UZ1148	Ecology Officer, Green Infrastructure Team
9	Bat survey required for planning applications that involve roof modification or demolition.	VA1144	Ecology Officer, Green Infrastructure Team
10	Bat survey required for planning applications that involve roof modification or demolition.	VA1146	Ecology Officer, Green Infrastructure Team
11	Bat survey required for planning applications that involve roof modification or demolition.	VA1147	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

2	Great Crested Newt Impact Risk Zone	Red	For Householder applications check HH Layer. Consult NatureSpace for all other types of development
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Great Crested Newt Impact Risk Zones - Minor | Total count: 2

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer
2	Great Crested Newt Impact Risk Zone	Red	Consult NatureSpace for any minor development that intersects a red or amber zone in this layer

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000432000&res=11401&location=480059,163550%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Finchampstead Pastoral Sandy Lowland

Tree Preservation Orders Served or Confirmed | Total count: 1

#	TPO_REFERENCE	TPO_TYPE	RECORD_STATUS
1	TPO-0293-1985	Single	Confirmed

Listed Buildings Consultation Zone | Total count: 1

#	LIST_ENTRY	FEATURE_NAME	CONSULT
1	1135803	THE VERGE	Conservation Architect and Building Control

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Finchampstead CP	0 m