

SUPPLEMENTARY UPDATE AGENDA Planning Committee – 8 NOV 2023

Planning Applications

Agenda Item: 42

**Site Address: Land South of Bridge Farm, Reading Road, Arborfield,
Wokingham, RG2 9HT**

Application No: 223083

Pages: 13-93

Paragraph 29 is amended to read as follows:

29. Whilst the existing development plan (and the emerging Local Plan Update) envisage that employment needs will be satisfied in Core Employment Areas, it is acknowledged the proposed scheme could contribute B1c (Now class E(g)) and B8 floorspace toward this identified need. The current Employment Land Needs Review by Stantec establishes additional B2 and B8 floorspace continues to be needed within the Borough.

Class E(g) covers -

- (i) an office to carry out any operational or administrative functions,*
- (ii) the research and development of products or processes, or*
- (iii) any industrial process, being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust, or grit.*

Paragraph 73 is corrected to read as follows:

73. Due to the separation distance between these residential properties along Greensward Lane and the proposed commercial units (including the ancient Woodland acting as a natural buffer), it is anticipated there would be little in the way of attainable views from Greensward Lane of the development for much of the year. Therefore, it is considered the scale, massing and form of the proposed commercial units would not cause any significantly adverse effect on the character of the nearby residential properties.

Status of Site in Current Local Plan

It can be clarified that under the current MDD Local Plan 2014, the site is not allocated for any of the following uses ; housing, public open space, Country Park, SANG, mixed use site, Transport or Employment/Commercial site.

Status of Site in Emerging Local Plan Update

This is covered in Paragraphs 55-59 in the Committee Report.

Paragraph 56 is amended to read as follows:

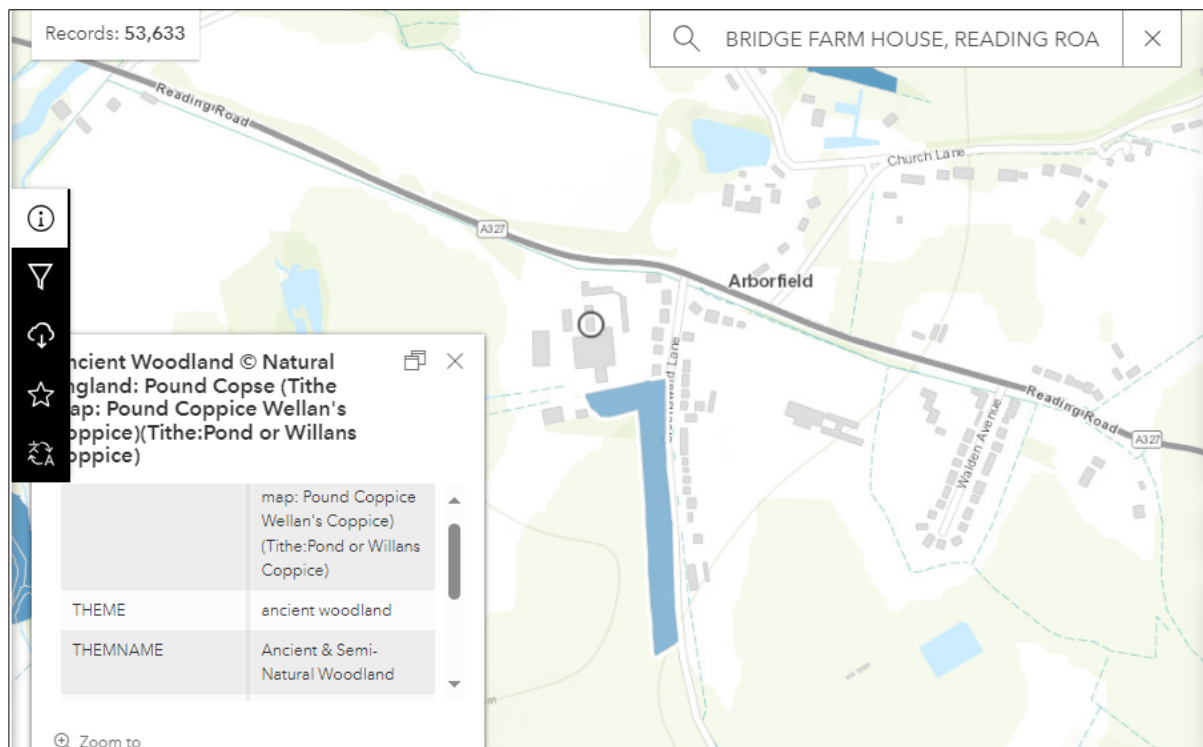
56. Neither of the draft strategies proposed the allocation of the application site, either in full or in part, with other sites preferred to meet development needs. The Housing and Economic Land Availability Assessment (HELAA) exercise which supports evidence for plan-making by considering the broad performance of land, concluded that the site was considered to be potentially suitable for employment development (then: B1c; now Class E, B2, and B8) of approximately 5,000sqm as an extension of Bridge Farm Business Estate due to its positioning between it and the new Relief Road (January 2020). Whilst considered potentially suitable, the Draft Plan does not propose to allocate site 5AR024 for future development.

The HELAA is a technical study that considers the broad suitability, availability, and achievability of land for development. The HELAA does not determine or identify what sites should be allocated for development, however the output is a pool of land that might reasonably form part of potential strategies to manage development.

Status of Ancient Woodland

Pound Copse is identified as ancient woodland (established on Natural England's Ancient Woodland Inventory). The submitted proposal (including plans) will have a 15-metre buffer being applied to the ancient woodland, with this buffer being subjected to appropriate landscaping for a buffer to ancient woodland.

Natural England Ancient Woodland Inventory snapshot:



Condition 35 added as follows:

Foul water drainage

No development shall commence on site until:-

1. Confirmation has been provided that all foul water network upgrades required to accommodate the additional flows from the development have been completed; or-
2. A development and infrastructure phasing plan has been agreed with the Local Authority to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

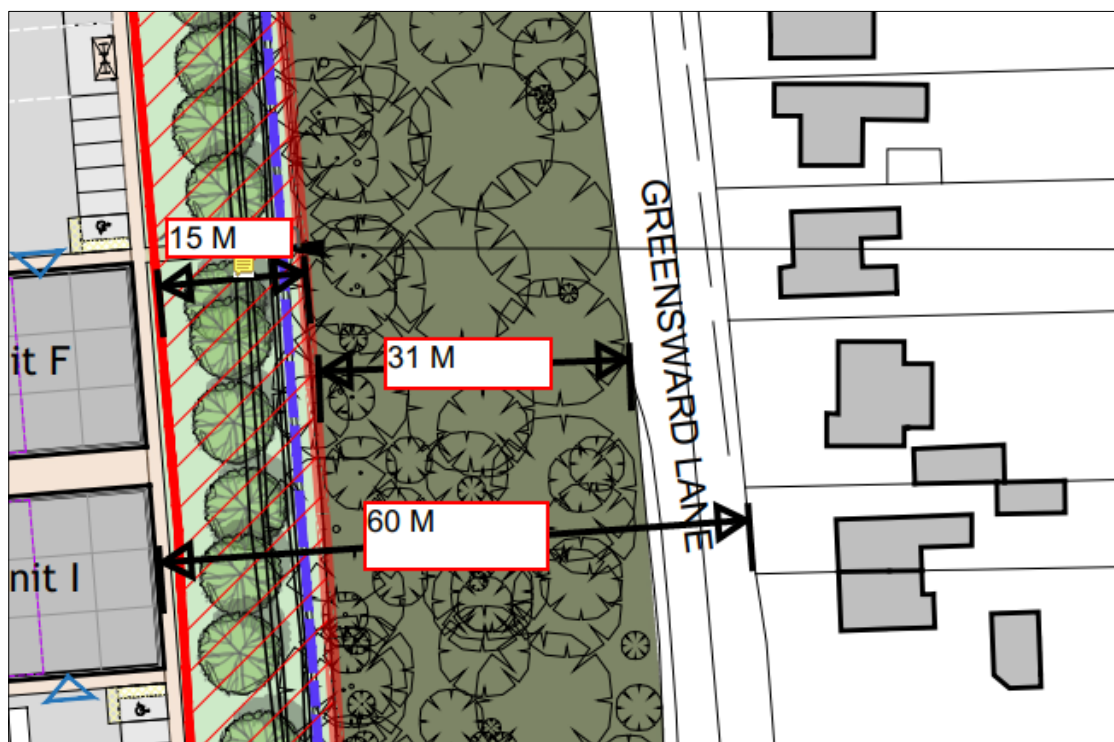
Reason: To ensure any network reinforcement works if required are secured to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid sewage, flooding, and or/potential pollution incidents in accordance with CC09 and CC10 of the MDD Local Plan 2014.

Distances annotated

Ancient woodland Buffer approx. 15 metres.

Buffer between woodland and Greensward Lane approx. 31 metres

Built form to front elevation of houses on Greensward Lane approx. 60 metres



Agenda Item: 43

Site Address: Unit 34, Suttons Business Park, Suttons Park Avenue, RG6 1AZ

Application No: 231809

Pages: 95-146

No updates.

Agenda Item: 44

Site Address: 206 Nine Mile Ride, Finchampstead, Wokingham, RG40 3PX

Application No: 231643

Pages: 147-179

A revised parking layout was received at a late stage. This was to accommodate the request from the Highways Officer for increased parking and turning in order for the front driveway to accommodate three vehicles. The scale of this alteration did not warrant a re-consultation of the application.

No further update following the distribution of the agenda.

Pre-emptive site visits

3rd November 2023 - Land South of Bridge Farm, Reading Road, Arborfield, Wokingham, RG2 9HT.

Non-Householder Appeal Decisions

Non-Householder Appeal Decisions will be reported quarterly prior to the following meetings as part of the Supplementary Planning Agenda:

- January 2024
- April 2024
- July 2024

Non-Householder Appeal Decision October 2023