

Agenda Item 53.

Application Number	Expiry Date	Parish	Ward
231561	Extension / PPA	Shinfield	Shinfield South;

Applicant	Shinfield Studios
Site Address	Land North of Cutbush Lane, West of Upperwood Farm, Cutbush Lane, Shinfield. RG2 9AA
Proposal	Full application for the proposed relocation of Workshop T4 (to become Workshop G).
Type	Full
Officer	Christopher Howard
Reason for determination by committee	Major application

FOR CONSIDERATION BY	Planning Committee on Wednesday, 13 December 2023
REPORT PREPARED BY	Assistant Director – Place and Growth
RECOMMENDATION	APPROVAL subject to conditions and informatives and Section 106 Agreement as set out in Appendix A

SUMMARY

The application is for the re-location of an existing workshop from the Gateway 4 plot which is located on the main Science Park campus to an area of land towards the pedestrian and cycle M4 bridge on Cutbush Lane East. This is located in the main studio campus which already has consent and is currently being delivered with around two thirds of the site almost complete.

The workshop has been relocated to clear land for the post production screening facility / office building on the Gateway Four plot on the Science Park campus (which was resolved to approve (subject to a S106 agreement) under 231837). The workshop is around 1375 m2 and would be used for supporting activities for the main studio site such as carpentry and electrical works required for set building etc.

Whilst the workshop is proposed to be located on land designated as countryside under policy CP11, as the site already has planning permission to be developed and for the reasons discussed below, it is considered acceptable and would settle into the landscape in the backdrop of the studio complex that is being delivered on site. The application is therefore recommended for approval subject to a Section 106 agreement to secure biodiversity net gain.

RELEVANT PLANNING HISTORY

PLANNING HISTORY
There is extensive planning history for the South of the M4 SDL which is summarised on application ref: 210055 and 211841. For ease of reference, the applications that relate directly to the site are summarised below. Outline and full applications are shown in bold and reserved matters are shown in plain text

Application ref	Description	Outcome
Science and innovation park		

Application ref	Description	Outcome
O/2009/1027	Outline application for phase 1 development of Science & Innovation Park (Access to be considered) plus full application for the construction of access road foot and cycle ways M4 overbridge and associated works including landscaping and engineering works plus erection of boundary wall and fence adjoining Shinfield Road/Access Road. Part demolition and reformation of facade of Stable Buildings at Lane End Farm and demolition of existing farm buildings.	Approved 27/10/10
RM/2015/0630	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 for the development of phase 1A of proposed Thames Valley Science Park comprising the construction of a gateway building and all associated landscaping and ancillary works plus temporary car parking arrangements – Appearance, Landscaping, Layout and Scale to be considered.	Approved 26/08/15
162841	Reserved Matters in relation to the development of Phase 1b of the proposed Thames Valley Science Park (TVSP) for a new cancer treatment centre, all associated landscaping, access and ancillary works	Approved 8/12/18
162818	Reserved Matters application for the car park for phase 1 of the Science Park	Approved 8/12/18
163609	Outline planning application for Phase 2 of the Thames Valley Science Park comprising up to 57,110 sqm research and development and innovation floor space (with occupancy restricted by a Gateway policy) inclusive of up to 5,711 sqm of amenity and supporting uses and an energy centre (all matters reserved except access to the site).	Approved 06/07/18
173287	Reserved Matters application pursuant to Outline Planning Consent O/2009/1027 (as extended under planning permission 152330) for the development of phase 1 of Thames Valley Science Park, comprising the construction of building 2 of the gateway building and all associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	Approved 14/02/18
210387	Full application for the erection of Film studio stages and workshops (for a temporary period of 5 years). To include access to the site via Old House Lane / Cutbush Lane, car parking,	Approved 25/03/21

Application ref	Description	Outcome
	ancillary buildings to support the use of the site and landscaping, with a workshop to be included on Gateway 4 plot at Thames Valley Science Park.	
210210	Full application for the erection of TV Studio Building including studio space, workshop/storage area and production/office along with parking facilities.	Approved 14th July 2021
211841	Full planning permission for the Science Park Creative Media Hub comprising the erection of film stages and associated workshops and office space; and ancillary uses including equipment stores, cafe. Formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP).	Approved 13th December 2021
221142	Application for non-material amendment to planning consent 211841 to allow alterations to the decked car park, office B (Sound Stage 4), office C (Sound Stage 8), workshop C/office E and workshops A, B, D and E; consolidation of ancillary plant, rotation of stage 10, modification to the extent of retaining walls and associated updates to site layout and cross sections to reflect these changes.	20 July 2022
222317	Application for non-material amendment to planning consent 211841 to allow alterations to Sound Studio 10, Studio 13 / Office D, Workshop D and addition of Workshop F and associated updates to site layout and cross sections.	09 November 2022
231188	Application for non-material amendment to planning consent 211841 to allow alterations to the Hub building and Sound Stage 14. Hub building changes are to include reduced height and adjusted footprint along with updated materials. Stage 14 is reduced in height, ancillary plant block adjusted, Elephant doors relocated, personnel doors re-located, Masonry plinth replaced with metal cladding. Plans provided to show the details of the electric substation (switch house).	15 August 2023
231387	Full planning application for the proposed erection of a new Gateway building containing offices for creative industries (including film, television and ancillary support uses) and ancillary café with associated landscaping. (Application is accompanied by an	Resolved to approve subject to a S106 agreement

Application ref	Description	Outcome
	Environmental Impact Assessment and is a potential departure from the Local Plan)	

DEVELOPMENT INFORMATION	
For Commercial	
Previous land use	Planning approval for Studio use and ancillary supporting uses
Site Area	0.19ha
Floorspace created	1375m ²
Existing parking spaces	1377
Proposed parking spaces	5
CONSTRAINTS	
	<ul style="list-style-type: none"> • Adjacent to Strategic Development Location (SDL) as identified on the Core Strategy (South of the M4 Strategic Development Location SPD) • Infrastructure Delivery and Contributions SPD • Within 7km of the Special Protection Area (SPA) • Mineral consultation zone • Replacement Mineral Local Plan • Thames Valley Science Park • Potentially contaminated land consultation zone • Gas pipe consultation zone • Area of archaeological potential • Nuclear Consultation Zone • Great Crested Newt Consultation Zone • Listed buildings located to the south / south west • Local Plan Update Submitted Sites • SSSI Impact Risk Zones • AQMA 2004

CONSULTATION RESPONSES	
SDL Environmental Health	No objection request conditions *
SDL Flood Risk Officer	No objection
SDL Landscape and Trees	No objection
	Request minor ammendments – <i>Officer note these have been incoperated – Condition * requested</i>
SDL Ecology	No comments received
SDL Highways	No objection requests conditions *
Public Rights of Way Officer	No objection

REPRESENTATIONS

Town/Parish Council: No comments

Local Members: No representations received

Neighbours: 1 letter of comment – the planning issues are summarised as follows:
 Out of character with the area - *Officer note: The workshop is considered acceptable as the site already has planning permission and is similar in appearance with the other buildings on the studio complex. The proposal would also not result in the loss of any significant trees or hedgerow which help screen the building. This is further discussed below in paragraphs 12-17.*

Noise impacts - *Officer note: the application has been assessed by the Environmental Health Officer who subject to conditions, raise no objections. This is further discussed below in paragraphs 18-20.*

PLANNING POLICY

National Policy	NPPF	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance	NPPG	National Planning Policy Guidance
National Design Guid	NDG	
Adopted Core Strategy DPD 2010	CP1	Sustainable Development
	CP2	Inclusive Communities
	CP3	General Principles for Development
	CP4	Infrastructure Requirements
	CP6	Managing Travel Demand
	CP7	Biodiversity
	CP8	Thames Basin Heaths Special Protection Area
	CP9	Scale and Location of Development Proposals
	CP11	Development in the Countryside
	CP19	South of the M4 Strategic Development Location
Appendix 7 – Additional Guidance for the Development of Strategic Development Locations		

Adopted Managing Development Delivery Local Plan 2014	CC01	Presumption in Favour of Sustainable Development
	CC02	Development Limits
	CC03	Green Infrastructure, Trees and Landscaping
	CC04	Sustainable Design and Construction
	CC05	Renewable energy and decentralised energy networks
	CC06	Noise
	CC07	Parking
	CC08	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	CC09	Development and Flood Risk (from all sources)
	CC10	Sustainable Drainage
	TB12	Employment Skills Plan
	TB20	Service Arrangements and Deliveries for Employment and Retail Use
	TB21	Landscape Character
	TB23	Biodiversity and Development
	TB24	Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
	SAL05	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area
	SAL07	Sites within Development Limits allocated for employment/commercial development
Shinfield Parish Neighbourhood Development Plan		
	Policy 1	Location of Development
	Policy 2	General Design Principles
	Policy 3	Sustainable Development
	Policy 4	Accessibility and Highway Safety
	Policy 5	Parking
	Policy 6	Trees, Hedgerows and Woodlands
	Policy 7	Biodiversity
	Policy 8	Flooding
	Policy 11	Commercial Development

	Policy 12	Broadband Provision
Supplementary Planning Documents (SPD)	BDG	Borough Design Guide
	SDC	Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
	SoM4SPD	South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

PLANNING ISSUES

Site Description

1. The application relates to the Shinfield Studio complex to the north of Cutbush Lane East. The studios were granted planning approval late in 2021 and since their approval, a significant amount of construction has taken place on the site and they are becoming an established feature in the local area. The studios have been brought into use on both sites, north and south of Cutbush Lane. In addition to the studios, to the south of the site is the building that serves the British Museum Archive. Upperwood Farm and Bungalow are to the east of the site towards the M4 Motorway. Beyond the site to the north is the M4 motorway and Lower Early respectively.
2. The application site is for an area of land in the eastern corner of the main studio campus directly to the north west of Cutbush Lane. This sits adjacent to the footpath cycleway which runs across the M4 Motorway. The south eastern boundary is well vegetated with established hedgerows and trees. The building would be located on an area of land that was intended to serve as hard hardstanding.
3. Several listed buildings are located within the locality although none that would potentially be significantly affected in terms of their setting by the workshop. These include Cutbush Manor, Badger Cottage and Cutbush Barn to the north of Cutbush Lane East, Lane End Farm to the east and Oldhouse Farm to the south of Cutbush Lane East.

Description of Development:

4. The building would serve as a workshop and is similar in appearance to the other workshop facilities that have been delivered on the wider studio complex. These spaces host activities such as set building for media props, electrical works etc. Internally the building would deliver 1375m² of workshop facilities. The maximum height of the building would be around 10.5m which reduces to 6.2m at the eaves. There is space around the building to serve as parking and hardstanding. The design and appearance of the workshop is quite functional but like the other buildings on the studio site, the applicant has considered the appearance of the buildings in the wider area and used dark grey cladding which reduces the visual impact.
5. The facility would be sited in an area that was proposed for hardstanding. Since this could have potentially been used for the external storage of

materials, the delivery of the workshop instead could have less of a visual impact.

Site background / established principles:

6. The current application seeks to relocate workshop T4 from the Gateway Four plot on the Science Park Campus to the proposed location. Planning consent has been resolved to approve for the Gateway Four building at the Science Park under planning application ref: 231837.
7. It is acknowledged that the site is technically located in countryside wherein policy CP11 is relevant, however, the wider site for reasons discussed in the planning report for 211841 was granted permission due to the significant benefits that the facility would deliver. The subsequent implementation of this has changed the character of the area from open fields to a studio complex.

Principle of Development:

8. The general thrust of the policies and supplementary planning guidance is that development within these parcels of land is not normally permitted unless the criteria within policy CP11 are met. The proposal does not fall specifically into these categories and therefore is in principle not strictly in accordance with planning policy. As such, an assessment needs to be made as to whether special circumstances apply to the scheme.
9. Whilst Core Strategy policy CP11 has a presumption against development in the countryside which is echoed by CC02 of the MDD, these policies should not be read in isolation. Regard should also be made in respect to the objectives of the policies which are to maintain the separate identity of settlements through preventing urban sprawl and to protect the countryside. The proposal therefore needs to be considered on its merits and within the context of the development plan as a whole.
10. Policy 1 of Shinfield Neighbourhood Plan (which has been adopted since the Core Strategy and MDD) supports development within settlement limits and adjacent to these where the benefits of the development outweigh its adverse impacts. As part of this application the Parish have been consulted and they raise no comments for the proposed building. The Shinfield Neighbourhood Plan was adopted after the MDD and Core Strategy was adopted and essentially can be seen as the most up to date planning policy for the area. For the application site, this is outside of the development limits but is directly related to the wider studio campus.
11. Whilst the proposed workshop would be in designated countryside on the adoption of the Core Strategy, the nature of the site has been significantly altered since the implementation of the wider site. The workshop therefore needs to be seen in this context and the changing nature of the site together with supporting the activities for the wider studio campus. For the reasons discussed in the report for the main site under 211841, the workshop would support the economic activities for the studio site. On this basis it is not considered that there would be a significant conflict with the countryside policies and the benefits as a whole outweigh any harm.

Character of the Area:

12. Core Strategy Policies CP1, *Sustainable Development* and CP3, *General Principles for Development* requires high quality design that respects its context. This requirement is amplified by MDD LP Policies CC03, *Green Infrastructure, Trees and Landscaping* and TB21, *Landscape Character* and South of the M4 SPD which requires development proposals to protect and enhance the Borough's Green Infrastructure, retaining existing trees, hedges and other landscape features and incorporating high quality - ideally native – planting as an integral part of any scheme, within the context of the Council's Landscape Character Assessment.
13. Core Strategy policy CP19 sets out the concept rational for the design parameters for the South of the M4 SDL and these are outlined in further detail in Appendix 7 of the Core Strategy. This states that:
 - a. *Development in a series of locations around the periphery of the three villages is required. This approach should consider the relationship between the current built areas and the open countryside. Opportunities to form new edges to the existing villages exist, allowing a managed transition between urban and rural.*
14. Policy 2 of Shinfield Parish Plan sets out general design principles and requires that development is complementary to the built environment surrounding the development site and layouts should acknowledge existing landscape constraints. Policy 6 is concerned with Trees, Hedgerows and Woodland in new development and sets out a landscape led design approach with retention and appropriate buffers to existing important vegetation.
15. Further design guidance is provided by the South of the M4 SPD in section 4. Design principle 3 is concerned with character and states that there should be diversity and distinction in the SDL which should be enhanced through the application of character typologies. In addition, the Borough Design Guide sets out overarching principles for development and sets out guidance in section 7 regarding non-residential development.
16. The proposed workshop is acceptable in this location. This would sit amongst the other buildings on the studio campus and is similar in appearance to other workshops on the site. Dark cladding has been used for the elevations to allow the building to blend into the landscape and this mirrors the other buildings on the site. The building would also enclose an area of space which otherwise may have been used for storage of materials and whilst having regard to the wider use of the site, storage of materials would be acceptable, the workshop would be less cluttered in appearance. The design approach is considered acceptable in terms of character of the area.
17. In terms of trees and landscape, the application has been accompanied by a Landscape and Visual Impact Assessment which assess the impact of the workshop on the wider landscape setting. This has been assessed by the Landscape Officer who is satisfied that there would be no significant harm on the landscape. In addition, no significant impacts are envisaged on trees by the Landscape Officer. On this basis the proposed workshop in this location is considered acceptable.

Neighbouring Amenity:

18. With regards to Upperwood Farm which is the closest residential dwelling to workshop T4, there would be a good degree of separation of around 150m. This together with a good existing landscape buffer between Upperwood Farm and the workshop means that there are no significant amenity impacts envisaged in terms of loss of light, overbearing or overlooking.
19. In respect to noise, the principle of a workshop was established under 211841 and given the level of separation to Upperwood Farm the relationship is considered acceptable. The workshop buildings are insulated and the application has been assessed on the basis of noise by the Environmental Health Officer. They are satisfied that subject to conditions the noise levels will be acceptable. On this basis there are no significant impacts envisaged.
20. In terms of the other dwellings in the area, given the level of separation to these, together with the onsite relationships and nature of use, no significant amenity impacts are envisaged.

Highway Access and Parking Provision:

21. The NPPF seeks to encourage sustainable means of transport and a move away from the reliance of the private motor car. Core Strategy policies CP1, CP4, CP6 and CP10 broadly echo these principles and indicate that development should mitigate any adverse effects on the existing highway network. The applications are accompanied by a Transport Assessment (TA) which assesses the impact of development in respect to the site itself and wider highway network including the South of the M4 SDL.
22. Policy 4 of the Shinfield Parish Neighbourhood Plan requires development to provide good accessibility by car, cycle and foot and ensure highway safety. Encouragement of use of public transport is also promoted. Policy 5 of the Shinfield Parish Neighbourhood Plan sets out parking standards. These should be in line with WBC standards and well set out with good surveillance to parking courts.
23. The workshop would be accessed through the main studio access which is being delivered on site. This is acceptable and the additional trip rates would not be significant for the end use of the workshop when compared to those consented.
24. For parking, in total there would be 1382 spaces provided for the entire campus. Analysis of this has been undertaken and trip rates informed by other comparable sites have been included. There easily accessible surface parking adjacent to the workshop for 27 spaces which includes 3 blue badge parking spaces. The access and parking strategy has been assessed by the highway office and subject to conditions is acceptable.

Flooding and Drainage:

25. Core Strategy Policy CP1 and MDDL Policies CC09 and CC10 establish that new development should avoid increasing and where possible reduce flood risk (from all sources) by first developing in areas with lowest flood risk, carrying out a Flood Risk Assessment (FRA) where required and managing surface water in a sustainable manner. These requirements are reinforced by

the South of the M4 SPD Design Principle 1c(ii) which requires provision of a comprehensive system for water management, which takes account of existing features and includes proposals for effective sustainable urban drainage (SUDS), measures to avoid flood risk and new ponds. Policy 8 of the Shinfield Parish Neighbourhood Plan echoes these principles and looks to retain existing watercourses in new development.

26. The site is entirely in Flood Zone 1 where the risk of flooding is low and all uses, including less vulnerable uses which the building is classified as for the purposes of the sequential test are appropriate.
27. The application is supported by a Flood Risk Assessments which assess the impact of flooding on the application site. This identified flood risks across the whole site and propose measures to manage surface water runoff including the 1 in 30 year and 1 in 100-year storm events (+40% for climate change).
28. The Floor Risk Assessment has been assessed by the Drainage Officer who is satisfied that there would be no adverse impacts associated with the proposed workshop in this location.

Ecology:

29. Core Strategy Policy CP7, carried forward by MDD LP Policy TB23, requires appropriate protection of species and habitats of conservation value. Policy 7 of the Shinfield Parish Neighbourhood Plan seeks mitigation and measures to enhance biodiversity. Design Principle 1b of the South of the M4 SPD (i-ii) is concerned with protection of ecological habitat and biodiversity features, together with mitigation of any impacts that do arise. A detailed Ecological Impact Assessment and addendum to this has been submitted and demonstrates that the site layout has considered impacts on ecological permeability.
30. In terms of existing vegetation, the applicant has demonstrated that there would be an adequate buffer zone from the proposed development to these features. No significant trees or hedgerow will be lost as a result of the proposal.
31. Since there is a slight loss of landscaping associated with the relocation of the workshop, there is the requirement to secure biodiversity net gain for the workshop. This will be secured via a Section 106 agreement.

Planning balance:

32. The workshop is located in countryside and as such CP11 is relevant. The application however needs to be seen in the context of the wider site which is being delivered. Whilst it will introduce more built form into the countryside, this will be seen in the backdrop of the other studio buildings and supporting infrastructure. Taking this into account and the established land use approved under 211841, the siting of the workshop is not considered to have a significant impact on the openness of the countryside.
33. The workshop will also help to support the function of the studio buildings which would deliver significant economic benefits. These are summarised in the report for 211841 and they would be significant.

34. Taking these factors into account and when considering that the workshop is compliant with the other development plan policies, the siting of the workshop is acceptable and any harm of the objectives of policy CP11 are outweighed by the benefits that will be delivered together with the onsite relationships.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that the protected groups 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 upon protected groups as a result of the development.

CONCLUSION

When weighing up the overall impact of the facility it is considered that the proposal will help to support the wider activities of the studio site. Whilst the application is not considered to strictly comply with the objectives of policy CP11, an exception to these can be made by virtue of the issues discussed above. The proposal is not considered to undermine the development plan as a whole.

The application can therefore be recommended for approval subject to the conditions outlined above and legal agreement.

APPENDIX 1 - Conditions / informatives or Reasons for refusal

Appendix 1: Recommendation and Conditions

That the committee authorise the **GRANT OF PLANNING PERMISSION** subject to the three tiered recommendation as set out below:

A. Completion of a legal agreement within 6 months of the committee resolution (unless a longer date is agreed by the Assistant Director of Planning and Chairman of Planning Committee) to:

- i. Secure biodiversity net gain of at least 10% and ongoing monitoring

Administrative clauses:

- ii. Section 106 Monitoring fee being the amount of reasonable fees in monitoring the performance and discharge of the Section 106 obligations,
- iii. The Council's reasonable legal fees in relation to the completion of the Section 106 agreement (whether or not the matter goes to completion),
- iv. Indexation (all contributions and payments to be index-linked from the date of the decision to grant planning permission to the date of which payment is made, using BCIS index).

B. Conditions and informatives:

Timeframe for implementation

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved details

2. This permission is in respect of the following submitted application plans, documents and drawings received by the Local Planning Authority

Plan title	Plan number / ref
Site Location Plan	18546-SBR-FS-XX-DR-A-80400 Rev3
Site Layout Plan	18546-SBR-FS-XX-DR-A-80401 Rev6
Site Section	18546-SBR-FS-XX-DR-A-80403 Rev4
Proposed Floorplan	1008-CSL-ZZ-XX-DR-S-011 RevE
Proposed Elevations	1000 CSL ZZ XX DR S 012 RevE
Roof Plan	1008-CSL-ZZ-XX-DR-S-013 RevD

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.

Use

3. The premises shall be used only for activities in connection to supporting the production of media and filming activities and for no other purpose.

Reason: Significant weight has been applied to the economic benefits of the merits of the proposed development and another form of use may not be acceptable in the countryside and to ensure that there are no adverse impacts on highways. Relevant policy: NPPF, Core Strategy policies CP1, CP3 and CP6

Hours of construction work

4. No construction 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 07:30 and 18:30 Monday to Friday and 08:00 to 15:00 Saturdays and at no time on Sundays or Bank or National Holidays unless otherwise agreed in writing by the Local Planning Authority.

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.

Hours of operation

5. No deliveries shall take place including loading and unloading between the hours of 01:00 and 06:00 Monday to Sunday inclusive. Within these hours, no plant or machinery shall be operated within the external areas of the building.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Notwithstanding the details on the approved plans, the materials to be used in the construction of the external surfaces of the building shall match those of the other workshops on the Shinfield Studio campus. Development shall be carried out in accordance with these details unless further modifications are agreed in writing by the Local Planning Authority.

Reason: To ensure that the buildings are acceptable in terms of the character and appearance of the area. Relevant policy CP1 and CP3.

7. Save in respect of land south of Cutbush Lane East which is already under construction, the roads and footways internally within the site shall be constructed in accordance with the approved details to road base level and the final wearing course will be provided within 6 months of first use of the site.

Reason: To ensure that roads and footpaths are constructed to a standard that would be suitable for adoption as publicly maintainable highway, in the interests of providing a functional, accessible and safe development. Relevant policy: Core Strategy policies CP3 & CP6.

8. No development shall commence (except for groundworks) until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, offloading, parking and turning during the construction period, in accordance with

details agreed under condition 10 of 211841. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6.

9. The parking facilities hereby approved shall be delivered in full and made available for parking prior to the first use of the building for the operational purposes associated with Shinfield Studios. The parking shall be retained in accordance with the approved plans for the entire time that the development is located on site.

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

10. Construction Environmental Management Plan

The development shall be carried out in accordance with the principles set out in the approved Construction Environmental Management Plan (Abley Letchford Partnership Ltd, Reference A282-RO15/I dated 14th July 2023) and the approved Construction and Environmental Management Plan Addendum (Abley Letchford Partnership Ltd, A282-RO43/A dated 28th September 2023). The Construction Environmental Management Plan shall be reviewed and updated if necessary on an ongoing basis and any updated details shall be submitted for approval to the Local Planning Authority.

Reason : To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience. Relevant policy : Core Strategy policies CP3 & CP6.

11. The development and occupation of the building shall be in accordance with the approved travel plan titled Shinfield Studios Creative Media Hub, Thames Valley Science Park Full Travel Plan ref: A282-R016/H. The travel plan shall be fully implemented, maintained thereafter and reviewed as so-approved.

Reason To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

Environmental Health

12. Should any unforeseen contamination be encountered during the development, the developer shall inform the Local Planning authority immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised. Relevant policy CP1 and CP3

13. The air quality mitigation and enhancement measures listed in Table 12.6 of Chapter 12 Air Quality of the Environmental Statement shall be implemented before operations commence.

Reason: To protect and enhance local air quality. Relevant policy CP1 and CP3

14. The noise mitigation measures as set out in Table 11.26 of chapter 11 'Noise & Vibration' of the Environmental Statement shall be implemented before operations at the site commence. The noise mitigation measures shall be retained and maintained thereafter.

Reason: To protect residential amenity. Relevant policy CP1 and CP3

Landscape and trees

15. Tree protection fencing

- a) No development or other operation shall commence on site until the tree protection measures approved within the approved Arboricultural Implications Report FLAC ref: CC41-1001 dated May 2023 and as depicted on plan ref: 41-1001.11 Rev A dated 23/05/21 shall be implemented in complete accordance with the Approved Scheme for the duration of the development (including, unless otherwise provided by the Approved Scheme) demolition, all site preparation work, 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.
- b) Implementation of the measures for tree protection identified on the Approved Scheme shall be overseen by a project arboriculturist who shall provide written confirmation to the Local Planning Authority that the measures have been implemented, within 7 working days of their completion.
- c) 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.
- d) 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 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 Managing Development Delivery Local Plan policies CC03 and TB21

16. No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the

development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

17. The development hereby approved shall target a Building Research Establishment Environmental Assessment Method (BREEAM) rating of 'Excellent'. No later than 6 months following the substantial completion of the building, verification that the building has achieved the rating of 'Excellent' shall be submitted for approval in writing by the Local Planning Authority.

Reason: To ensure sustainable construction and paying regard to the special circumstances in regard to sustainability which make the application acceptable. Relevant Policies CP1 of the Core Strategy and policies CC04 and CC05 of the MDD.

Permitted Development restrictions

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any order revoking and re-enacting that Order with or without modification), no overhead wire cables or other form of overhead servicing shall be placed over or used in the development within the application site or subsequently.

Reason: To ensure that the external appearance of the buildings and hard surfaced areas is satisfactory. Relevant policies CP1, CP3 and CP11 of the Wokingham Core Strategy.

Ecology / lighting

19. Prior to commencement of any works with regard to the installation of the lighting (including any infrastructure or servicing to supply them) a lighting strategy shall for the entire site (as defined on the submitted application site boundary plan ref: 18546-SBR-FS-XX-DR-A-80400 Rev3) be submitted for approval to the Local Planning Authority. This shall take into account a design strategy for biodiversity for the site and the strategy shall:

- a) Identify those areas/features that are particularly sensitive for bats and that are likely to cause disturbance in or around their resting places or along important routes used to access key areas of their territory, for example, for foraging; and;
- b) Show how and where external lighting will be installed (through 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 having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specification and locations set out in the strategy and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

Reason: To prevent any unnecessary light spill and to ensure that that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014)

20. Prior to first operational use of the workshop, a bat box and 4 bird boxes shall be provided for the building. This scheme shall be prepared by a suitably qualified ecologist and appropriate to the local ecological context. The bat box and bird boxes shall be implemented in full unless otherwise agreed by the local authority in writing.

Reason: to ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance), and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

Drainage

21. Surface water drainage shall be implemented in accordance with the approved Flood Risk Assessment dated 15th of June 2023 prepared by ALP ref. A282-R042A including Drainage Strategy Drawings 65203842-SWE-XX-XX-DR-C-0560 P02. The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: to prevent increased flood risk from surface water run-off. Relevant policy: NPPF 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.

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:
 - Advertisement of jobs within local recruitment agencies / job centres;
 - Recruitment and training of residents from the local area;
 - Seek tender of local suppliers or contractors for work.
2. The applicant is advised that the planning approval should be read in conjunction with the S106 dated **INSERT** - *Officer note: S106 being finalised date to be updated when this has been sealed.*
3. The applicant is informed that parking may need to be restricted along the main routes and on turning heads.
4. Work on Highway

The Corporate Head of Environment at the Council Offices, Shute End, Wokingham should be contacted for the approval of the access construction details before any work is carried out within the highway. This planning permission does NOT authorise the construction of such an access.

5. Mud on Road

Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact Corporate Head of Environment on tel: 0118 974 6302.

6. Highway Adoption

If it is the developer's intention to request the Council, as local highway authority, to adopt the proposed access roads etc. as highway maintainable at public expense, then full engineering details must be agreed with the Corporate Head of Environment at the Council Offices, Shute End, Wokingham. The developer is strongly advised not to commence development until such details have been approved in writing and a legal agreement is made with the Council under S38 of the Highways Act 1980.

7. Highway Management

Any works/events carried out either by, or at the behest of, the developer, whether they are located on, or affecting a prospectively maintainable highway, as defined under Section 87 of the New Roads and Street Works Act 1991, or on or affecting the public highway, shall be coordinated under the requirements of the New Roads and Street Works Act 1991 and the Traffic management Act 2004 and licensed accordingly in order to secure the expeditious movement of traffic by minimising disruption to users of the highway network in Wokingham.

8. Access

Where possible, the primary access for construction traffic shall be from the road that links with the B3270 to the west of the Black Boy Roundabout to Junction 11 of the M4 Motorway. Construction traffic should avoid where possible accessing the site from the east along the Lower Earley Way (B3270) via Junction 10 of the M4 Motorway or via the Showcase Roundabout.

9. Utilities

Any such works or events commissioned by the developer and particularly those involving the connection of any utility to the site, shall be co-ordinated by them in liaison with Wokingham Borough Council's Street Works Team, (telephone 01189 746302). This must take place at least three months in advance of the works and particularly to ensure that statutory undertaker connections/supplies to the site are coordinated to take place wherever possible at the same time.

10. Noise

The attention of the applicant is drawn to the requirements of Section 60 of the Control of Pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application, under Section 61 of the Act, for prior consent to the works, can be made to the Environmental Health and Licensing Manager.

11. Administrative

The applicant is advised that the landscaping plan ref: RG-LD-20_13 P3 will need to be further updated under a submission of condition discharge application for

211841 This shall identify further landscaping measures for the retaining wall and hedgerow planting. The landscaping shall be undertaken in accordance with the approved drawing and the principles and ongoing requirements of the landscaping conditions 25 to 29 for planning approval 211841.

Thames Water

12. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

13. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353420176%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiM C4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=YuYxiQmrBSYI9ZMRs96nF4NN8%2Fda5MltbRgnOO6lyEg%3D&reserved=0>.

14. There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-your-development%2FWorking-near-or-diverting-our-pipes&data=04%7C01%7Cplanning.enquiries%40wokingham.gov.uk%7Ce6990f35acd64955d6e908d8da524faa%7C996ee15c0b3e4a6f8e65120a9a51821a%7C0%7C0%7C637499394353430171%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiM C4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikk1haWwiLCJXVCi6Mn0%3D%7C1000&sdata=HOoRkv2%2Bsn69rJh9oVV4Coxaaf%2BzrSVzS2OXvA6wgCc%3D&reserved=0>

C) Alternative recommendation

That the committee authorise the Head of Development Management to refuse planning permission in the event of an S106 agreement not being completed to secure the services and infrastructure within six months of the date of the committee resolution (unless a longer period is agreed by the Head of Development Management in consultation with the Chairman of Planning Committee) for the following reasons:

- 1) In the absence of a planning obligation to secure suitable contributions / on site and off works for the following:
- Biodiversity net gain of at least 10% and ongoing monitoring
 - Section 106 Monitoring fee being the amount of reasonable fees in monitoring the performance and discharge of the Section 106 obligations,
 - The Council's reasonable legal fees in relation to the completion of the Section 106 agreement (whether or not the matter goes to completion),
 - Indexation (all contributions and payments to be index-linked from the date of the decision to grant planning permission to the date of which payment is made, using BCIS index).

It has not been possible to secure the adequate mitigation put forward to justify the development and the proposal could have a detrimental impact on ecology. This is contrary to the principles of Core Strategy policies CP1, CP3, and, MDD DPD policy TB23 together with the NPPF and Environment Act 2021.

APPENDIX 2 - Parish Council Comments

PLANNING REF : 231561
PROPERTY ADDRESS : School Green Centre
: School Green, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Mrs Sally Herring
DATE SUBMITTED : 21/07/2023

COMMENTS:
No comments

Submitted by Deputy Clerk to Shinfield Parish Council