



# WOKINGHAM BOROUGH COUNCIL

An Extraordinary Meeting of the **PLANNING COMMITTEE** will be held virtually on **WEDNESDAY 24 MARCH 2021 AT 7.00 PM**

Susan Parsonage  
Chief Executive  
Published on 16 March 2021

Note: The Council has made arrangements under the Coronavirus Act 2020 to hold this meeting virtually via Microsoft Teams. The meeting can be watched live using the following link: <https://youtu.be/afPksa7D06A>

This meeting will be filmed for inclusion on the Council's website.

Please note that other people may film, record, tweet or blog from this meeting. The use of these images or recordings is not under the Council's control.



# WOKINGHAM BOROUGH COUNCIL

## Our Vision

*A great place to live, learn, work and grow and a great place to do business*

### Enriching Lives

- Champion outstanding education and enable our children and young people to achieve their full potential, regardless of their background.
- Support our residents to lead happy, healthy lives and provide access to good leisure facilities to complement an active lifestyle.
- Engage and involve our communities through arts and culture and create a sense of identity which people feel part of.
- Support growth in our local economy and help to build business.

### Safe, Strong, Communities

- Protect and safeguard our children, young and vulnerable people.
- Offer quality care and support, at the right time, to prevent the need for long term care.
- Nurture communities and help them to thrive.
- Ensure our borough and communities remain safe for all.

### A Clean and Green Borough

- Do all we can to become carbon neutral and sustainable for the future.
- Protect our borough, keep it clean and enhance our green areas.
- Reduce our waste, improve biodiversity and increase recycling.
- Connect our parks and open spaces with green cycleways.

### Right Homes, Right Places

- Offer quality, affordable, sustainable homes fit for the future.
- Build our fair share of housing with the right infrastructure to support and enable our borough to grow.
- Protect our unique places and preserve our natural environment.
- Help with your housing needs and support people to live independently in their own homes.

### Keeping the Borough Moving

- Maintain and improve our roads, footpaths and cycleways.
- Tackle traffic congestion, minimise delays and disruptions.
- Enable safe and sustainable travel around the borough with good transport infrastructure.
- Promote healthy alternative travel options and support our partners to offer affordable, accessible public transport with good network links.

### Changing the Way We Work for You

- Be relentlessly customer focussed.
- Work with our partners to provide efficient, effective, joined up services which are focussed around you.
- Communicate better with you, owning issues, updating on progress and responding appropriately as well as promoting what is happening in our Borough.
- Drive innovative digital ways of working that will connect our communities, businesses and customers to our services in a way that suits their needs.

## MEMBERSHIP OF THE PLANNING COMMITTEE

### Councillors

Simon Weeks (Chairman)	Chris Bowring (Vice-Chairman)	Stephen Conway
Gary Cowan	Carl Doran	Pauline Jorgensen
Abdul Loyes	Andrew Mickleburgh	Malcolm Richards
Angus Ross	Rachelle Shepherd-DuBey	

ITEM NO.	WARD	SUBJECT	PAGE NO.
67.		<b>APOLOGIES</b> To receive any apologies for absence.	
68.		<b>DECLARATION OF INTEREST</b> To receive any declaration of interest	
69.		<b>APPLICATIONS TO BE DEFERRED AND WITHDRAWN ITEMS</b> To consider any recommendations to defer applications from the schedule and to note any applications that may have been withdrawn.	
70.	Shinfield South	<b>APPLICATION NO.210387 - LAND SOUTH OF CUTBUSH LANE (WEST OF OLDHOUSE FARM LANE) AND GATEWAY 4 PLOT AT TVSP</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	5 - 92
71.	Sonning	<b>APPLICATION NO.201833 - LAND SOUTH OF OLD BATH ROAD, SONNING</b> <b>Recommendation:</b> Conditional approval subject to legal agreement	93 - 136

### Any other items which the Chairman decides are urgent

A Supplementary Agenda will be issued by the Chief Executive if there are any other items to consider under this heading.

### GLOSSARY OF TERMS

The following abbreviations were used in the above Index and in reports.

<b>C/A</b>	Conditional Approval (grant planning permission)
<b>CIL</b>	Community Infrastructure Levy
<b>R</b>	Refuse (planning permission)
<b>LB</b>	(application for) Listed Building Consent
<b>S106</b>	Section 106 legal agreement between Council and applicant in accordance with the Town and Country Planning Act 1990
<b>F</b>	(application for) Full Planning Permission
<b>MU</b>	Members' Update circulated at the meeting

**RM** Reserved Matters not approved when Outline Permission previously granted  
**VAR** Variation of a condition/conditions attached to a previous approval  
**PS**  
**Category** Performance Statistic Code for the Planning Application

**CONTACT OFFICER**

**Callum Wernham**

Democratic & Electoral Services Specialist

**Email**

democratic.services@wokingham.gov.uk

**Postal Address**

Civic Offices, Shute End, Wokingham, RG40 1BN

# Agenda Item 70.

Application Number	Expiry Date	Parish	Ward
210387	7 <sup>th</sup> May 2021	Shinfield	Shinfield South

<b>Applicant</b>	Shinfield Studios
<b>Site Address</b>	Land to the South of Cutbush Lane Shinfield RG2 9AA
<b>Proposal</b>	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, 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.
<b>Type</b>	Full
<b>PS Category</b>	1
<b>Officer</b>	Christopher Howard
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on 24/03/21
<b>REPORT PREPARED BY</b>	Assistant Director Delivery & Infrastructure

<b>SUMMARY</b>
<p>The application seeks a temporary consent for a film studio facility in Shinfield to the south of Cutbush Lane and partly on the Science Park campus. The application includes a stage area broadly towards the centre of the main site and 4 workshop structures 3 within the land to the south of Cutbush Lane. A further workshop is proposed on the Science Park building 4 footprint. There are further ancillary structures to support the activity on site such as security fencing, security gate hut and welfare facilities. In total the 14,800m<sup>2</sup> of floorspace would be created, the nature of use of the site would primarily be for the production of film and television with the workshops providing space to support set assembly.</p> <p>The site would be accessed through the Science Park with access onto the Eastern Relief Road/Science Park roundabout and the site entrance would be accessed off Cutbush Lane. The access through the Science Park and on Cutbush Lane is being upgraded as part of the British Museum Archaeological Centre. The site is directly adjacent to the British Museum to the east and Shinfield Grange to the west. The existing use of the land is for agriculture.</p> <p>The application is before the Planning Committee as it is a major development that is recommended for approval. Whilst it is acknowledged that in policy terms, the principle of the facility could be considered to be contrary to policy CP11 of the Core Strategy (Development in the Countryside), the proposal needs to be assessed on its merits with regard to the circumstances put forward by the applicant and a planning balance must be made. For the reasons set out in the report, it is considered that in this instance the special circumstances associated with the facility together with the identification of an toend user and ability to secure the use of the site through a S106, that any harm to the countryside can be mitigated and is outweighed by the public benefits to the local area from the type of development. In addition, the applicant has made considerable efforts</p>

in respect to the design to minimise the visual impact on the countryside. Significant landscaping is proposed around the site to help screen the building.

The development would not have a significant detrimental impact on the character of the area, countryside and the landscape setting. The isolated location of the site together with the level of use and activities within the facility would not cause significant harm to existing residents. There are no significant impacts with regards to highway safety or traffic on the local highway network. In addition, the proposal would provide enhancements to ecology, landscaping footpath links, flood risk and deliver renewable energy.

In design terms, given the type of facility proposed and the scale and design of the building is driven by its function, the proposal is considered to be acceptable. Therefore it is recommended that the application is approved subject to conditions outlined below and subject to a s106 agreement.

### **PLANNING STATUS**

- 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
- Countryside
- Part of site within Thames Valley Science Park
- Potentially contaminated land consultation zone
- Area of archaeological potential
- Listed buildings located 100m to the south Old House Farm and Barn Grade 2. Further Listed Buildings to the west of the site at Cutbush Manor.

### **RECOMMENDATION**

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following three tiered recommendation:**

**A. Completion of a legal agreement to secure:**

Offsite landscaping to the south of the site

Offsite ecology enhancements

Footpath improvements with regards to the surfacing of footpath 3

Employment skills plan contribution

Not to apply for planning permission or reserved matters approval in respect of land forming Phase 2 of Thames Valley Science Park if the cumulative trip generation (accounting for the Phase 1 of Thames Valley Science Park and the Planning Permission) exceeds the Consented Traffic Flow until the Strategic Traffic Modelling Exercise has been carried out

**And subject to:**

**B. Conditions and informatives:**

**Conditions:**

**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 on **INSERT**

*Plans being finalised to be included on the members update.*

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.*

**Temporary permission**

3. The development (including buildings /structures, access, hardstanding and ancillary structures / items) its use hereby permitted shall be discontinued and associated building removed and the land restored to its former condition no later than five years from the date of this planning permission in accordance with a scheme of works to restore the land to its former condition which shall have first been submitted in writing to the local planning authority for its written approval at least twelve months prior to the expiry date of the permission and the land shall be restored to its former condition in accordance with the approved scheme within 5 years of the date of this permission.

*Reason: The applicant has sought a temporary planning consent for five years and the application has come forward in-lieu of an overarching masterplan for the wider site. Relevant policy: Core Strategy policies CP1, CP3, CP11*

**Use**

4. The buildings and hardstanding hereby approved shall only be used in connection to 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. Relevant policy: NPPF, Core Strategy policies CP1, CP3*

### **Hours of work**

5. 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.*

### **Materials**

6. The development shall be carried out in accordance with the submitted and approved external materials as listed below:

#### Sound Stages

Vulca Roof Panels (PE25 R7016 - Anthracite outer sheet with coating sheet layer), and Vulca Wall Alpha (PE25 R9002 Linear) - flat panel both sides perforated (pale liner).

#### Workshops

- Thermo roof materials – white industrial grade PVC (heavy duty polyester coated in PVC flame retardant) thermo double skin inflated roof system.
- Steel composite wall cladding panels - 40mm interlocking 1130mm steel composite PIR-S cladding panels fitted vertically colour RAL 7017 Anthracite.
- Steel curtain roller shutter doors - Industrial 3 phase electric operation traditional steel curtain 5mW x 5mH in Plastisol satin RAL 7017 Anthracite.
- Steel fire exit doors - Steel single fire exit doors with plain flat exterior profile finished in RAL 7016 Anthracite internal push bar exit operation.
- Aluminium guttering and downpipes - Circular downpipes and half circle guttering with rolled edges in aluminium finished in powder coating RAL 7016 Anthracite.
- Right angled steel building flashings - Right angle steel flashings fitted to rafter gable edges, all door openings, elevations corners powder coated in Satin RAL 7016 Anthracite.
- Tech screw fastenings visible heads - All exterior tech screw fixings for cladding panels have hexagonal weatherproof plastic caps in RAL 7016 Anthracite matching cladding.

#### Site boundary fencing

The development hereby approved shall include a 3m high boundary fence V Mesh Welded Mesh Panel System as detailed on drawing Landscape Details Planting & Boundary Treatment (drawing ref: RG-L-100 Rev P1) and Site Ancillary Structures Perimeter Fence (drawing ref: 18546- SBR-TFS-XX-DR-A-83102 Rev 01)

The works to erect the approved boundary fence shall be carried out in accordance with the so-approved details prior to the first occupation of the development

*Reason: To ensure that the external appearance of the building is satisfactory.  
Relevant policy: Core Strategy policies CP1 and CP3.*

### **Highways**

7. Construction access to the site shall only be taken from Old House Lane under a system of approved traffic management on Cutbush Lane and only for the purposes of carrying out enabling works and construction of the Cutbush Lane access as shown on drawing A282-011 Rev P4. Thereafter, all construction access will be taken from Cutbush Lane and the construction access/es to the site on Old House Lane shall be closed off and reinstated in accordance with details to be submitted to and approved in writing by the local planning authority prior to the first occupation of the development. The permanent site access on Cutbush Lane shall be completed in accordance with the details as shown on drawing A282-012 Rev P1 prior to the first occupation of the site.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

8. The development shall be carried out in accordance with principles set out in the approved Construction Environmental Management Plan for Shinfield Studios ref: **INSERT**. –Officer note plan being finalised to be included on members update.

*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.*

9. The roads and footways internally within the site shall be constructed in accordance with the approved details to road base level before the first use of the site 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.*

10. No part of any building(s) / structure(s) hereby permitted shall be occupied or used until the vehicle parking and turning space serving that building has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times during the life of the planning permission and the turning space shall not be used for any other purpose other than vehicle turning.

*Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe*

*development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

11. No building / structure(s) shall be occupied until secure and covered parking for cycles serving that building has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose during the life of the planning permission.

*Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.*

12. The proposed vehicular access from Cutbush Lane identified on approved plan A282-012 Rev P1 shall be formed and provided with visibility splays as shown on the approved plans. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

13. No building shall be occupied until a Delivery and Servicing Plan has been submitted and approved in writing by LPA. The Delivery and Servicing Plan will be implemented as approved and maintained

*Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.*

14. The approved travel plan A282-R010/B dated 8<sup>th</sup> March 2021 shall be implemented within 6 months of first occupation, thereafter maintained and reviewed as approved.

*Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.*

#### **Drainage**

15. The development shall be carried out in accordance with the approved Flood Risk and Drainage Strategy ref: A282-R007F dated 08/03/2021 and the on-site / off-site mitigation measures identified within this shall be delivered prior to the first occupation of the development.

*Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.*

## Landscape and trees

16.

- 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 March 2021 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*

17. Prior to the occupation of the first building, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure. Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details no later than the first planting season following the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or

defective, shall be replaced in the next planting season with others of species, size and number as originally approved thereafter and permanently retained during the life of the planning permission.

*Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

18. 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 thereafter in the first planting season 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*

19. Prior to the occupation of the first phase building a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

*Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21*

20. For the construction of the areas of hardstand surrounding the identified Category A trees as shown on drawing ROOT PROTECTION - 66202168 MLM ZZ XX SK C 0001 no form of mechanical digging or plant operations shall be undertaken and the areas of hardstanding shall be delivered in accordance with the approved details as specified on the root protection plan.

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

### **Environmental Health**

21. The sound rating level (established in accordance with BS4142:2014) of any plant, machinery and equipment installed or operated in connection with this permission shall not exceed, at any time, the prevailing background sound level at the nearest residential or noise sensitive properties. The operation of the development hereby approved shall comply with the 'Building Services Noise

Emission Limits' set out in Table 11 of the submitted noise impact assessment (Hoare Lea Revision 02 dated 05 March 2021)

*Reason: To protect the occupants of nearby residential properties from noise  
Relevant policy: Core Strategy policy CP1*

22. Prior to installation of the external walls of the buildings / structures hereby approved, details of the sound insulation measures to be installed at the temporary studios and temporary workshops to prevent breakout of noise together with a noise management plan shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

*Reason: To protect the occupants of nearby residential properties from noise  
Relevant policy: Core Strategy policy CP1*

23. i) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for its written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority
- ii) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with part 1) and a final validation report shall be submitted to the local planning authority before the site is occupied

*Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant policy: Core Strategy policy CP1*

### **Thames Water**

24. No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water and evidence of the same provided in writing to the Local Planning 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 infrastructure phasing plan.

*Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development Relevant policy: Core Strategy policy CP1*

### **Community engagement:**

25. Prior to occupation of the buildings / structures hereby approved a Community Engagement Strategy reflecting the principles set out within the submitted Community Engagement Strategy (received on the 15<sup>th</sup> March 2021) shall be submitted for approval by the Local Planning Authority. The approved Community Engagement Strategy shall be implemented in accordance with these details.

*Reason: The community benefits weigh strongly in favour of supporting the proposed development outside of developments limits which otherwise may be considered inappropriate and these need to be delivered. Relevant Planning Policy NPPF*

### **Sustainability**

26. Within eight weeks of the date of this planning permission, further details of the solar panels identified with the Energy and Sustainability Report for the stage building shall be submitted for approval in writing by the Local Planning Authority. The panels shall be installed in accordance with the approved details and connected and operational prior to the first use of the stage building hereby approved.

*Reason: The sustainability objectives weigh in favour for supporting the development and to reduce the environmental impact of the facility. Relevant policy CP1 and CP3 of the Core Strategy CC05 and CCO4 of the MDD DPD and the Sustainable Design and Construction SPD*

27. The development shall be undertaken in accordance with the principles outlined in the approved sustainability statement Energy and Sustainability Report Revision 06 (Document reference: REP-2323889-5A-BW-20210122-Energy & Sustainability Statement-Rev06.docx) dated 05/03/2021. The measures required to give effect to the aforementioned approval shall be installed and operational prior to the occupation of the building.

*Reason: The sustainability objectives weigh in favour for supporting the development and to reduce the environmental impact of the facility. Relevant policy CP1 and CP3 of the Core Strategy CC05 and CCO4 of the MDD DPD and the Sustainable Design and Construction SPD*

### **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 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. 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.

## 9. 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.

10. 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.

11. 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>

<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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=0>

12. 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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=0>

<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%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6Ik1haWwiLCJXVCi6Mn0%3D%7C1000&reserved=0>

**And subject further to:**

**c) Alternative recommendation**

**That the committee authorise the Head of Development Management to refuse planning permission in the event of a S106 agreement securing the requirement of Recommendation a) not being completed 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).**

Reasons:

In the absence of a legal agreement to secure:

1. Offsite ecology enhancements
2. Footpath improvements with regards to the surfacing of footpath 3
3. Employment skills plan contribution
4. Offsite landscaping to the south of the site
5. Not to apply for planning permission or reserved matters approval in respect of land forming Phase 2 of Thames Valley Science Park if the cumulative trip generation (accounting for the Phase 1 of Thames Valley Science Park and the Planning Permission) exceeds the Consented Traffic Flow until the Strategic Traffic Modelling Exercise has been carried out

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 highways, landscape, the countryside and ecology. In addition, it has not been possible to secure the employment skills plan contribution. This is contrary to the principles of policies CP1, CP3, CP6 and CP11 of the Core Strategy, policies CC02, CC03, TB12, TB21 and TB23 and Infrastructure Delivery and Contributions SPD.

## PLANNING HISTORY

There is extensive planning history for the South of the M4 SDL which is summarised on application ref: 210055 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
<b>Science and innovation park</b>		
O/2009/1027	<b>Outline application for phase 1 development of Science &amp; 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.</b>	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	<b>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).</b>	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	Approved 14/02/18

<b>Application ref</b>	<b>Description</b>	<b>Outcome</b>
	associated landscaping and ancillary works, plus temporary car parking arrangements - Appearance, Landscaping, Layout and Scale to be considered.	
210210	<b>Full application for the erection of TV Studio Building including studio space, workshop/storage area and production/office along with parking facilities</b>	Decision pending
<b>Eastern Relief Road</b>		
F/2010/1428	<b>Full application for the construction of an Eastern Relief Road (ERR) to Shinfield including the construction of road foot and cycle-ways an M4 over-bridge. Re-grading of embankments landscaping utilities creation of flood compensation areas and associated works including engineering and other operations. Erection of replacement boundary wall and fence adjoining Shinfield Road/ ERR part demolition of existing farm buildings at Lane End Farm and demolition/deconstruction of two poly tunnels south of Cutbush Lane. – Delivered and open</b>	Appeal approved 03/06/11
<b>Cutbush North, Shinfield</b>		
O/2013/0101	<b>Outline planning permission for a residential development comprising up to 126 dwellings, public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological buffer zone, ground modelling, sustainable drainage systems and associated infrastructure.</b>	Approved 24/12/2013
RM/2014/2561	Reserved Matters application pursuant to Outline Planning Consent O/2013/0101 for a residential development comprising up to 126 dwellings public open space, children's play areas, accesses to Cutbush Lane and the Shinfield Eastern Relief Road, Landscaping, Ecological Buffer Zone, ground modelling, sustainable drainage and associated infrastructure.	Approved 24/06/15
<b>Cutbush South, Shinfield</b>		
181499	Full planning application for the erection of 249 dwellings, new public open space, landscaping, surface water attenuation, access and associated works at land to the south of Cutbush Lane Shinfield.	Appeal allowed 10/03/20
<b>British Museum</b>		
182059	<b>Hybrid planning application in respect to: 1) Full planning application for a 15,628sqm research and storage facility (Sui Generis Use</b>	Approved 14/02/19

<b>Application ref</b>	<b>Description</b>	<b>Outcome</b>
	for the British Museum); 80 parking spaces; landscaping and surface water drainage. 2) Outline planning application for up to 15,000sqm research and storage facility (Sui Generis Use for the British Museum) all matters reserved. 3) Demolition of two existing residential dwellings.	
<b>Application Site (note Science Park history above)</b>		
210052	<b>Screening Opinion application for an Environmental Impact Assessment for a proposed request for a Science Park Creative Media Hub extending approximately 95,000 square metres (sqm), comprising: approx. 42,000 sqm of film stage space, approx. 33,000 sqm of workshops to provide space for businesses including leading digital and visual effects businesses and lighting, materials and equipment suppliers, approx. 14,000 sqm of office space, approx. 6,000 sqm of ancillary uses including equipment stores, a café and building with post-production screening facility and an external filming backlot, together with associated access, decked and surface parking.</b>	EIA required 28/01/21
210055	<b>EIA Screening Opinion Request for development for temporary structures of up to 5 years including approximately 7,500 sqm of film studio space and approximately 7,000 sqm of workshop space together with associated access, surface parking and landscaping;</b>	EIA not required 28/01/21
F/2003/9812	Proposed change of use of agricultural land to Public Open Space/playing fields.	Approved never implemented 12/11/03
F/2008/1725	Proposed erection of 70 metre high anemometer mast for measuring the speed of wind for a period of 2 years.	Approved 25/09/08 (mast outside of application site but land was included in the red line)
VAR/2010/1624	Application to vary condition 4 of planning permission F/2008/1725 to allow anemometer mast to be retained for a further 18 month period (until 07/06/12).	Refused 15/10/10 (mast outside of application site but land was included in the red line)

## SUMMARY INFORMATION

### For Commercial

Site Area	4.34ha																								
Previous land use(s)	Agriculture for land south of Cutbush Lane, made up land for the Science Park element																								
Proposed floorspace of each use	<table border="1"> <thead> <tr> <th>Building .....</th> <th>Floorspace (GIA) sqm</th> </tr> </thead> <tbody> <tr> <td>• Sound Stage T15</td> <td>1602</td> </tr> <tr> <td>• Sound stage T16</td> <td>1602</td> </tr> <tr> <td>• Sound stage T17</td> <td>1833</td> </tr> <tr> <td>• Sound stage T18</td> <td>1833</td> </tr> <tr> <td>• Workshop TW1</td> <td>1875</td> </tr> <tr> <td>• Workshop TW2</td> <td>1875</td> </tr> <tr> <td>• Workshop TW3</td> <td>1875</td> </tr> <tr> <td>• Workshop TW4</td> <td>1375</td> </tr> <tr> <td>• WC toilet blocks (6. nos)</td> <td>180</td> </tr> <tr> <td>• Security hut</td> <td>30</td> </tr> <tr> <td><b>TOTAL .....</b></td> <td><b>14,080 sqm</b></td> </tr> </tbody> </table>	Building .....	Floorspace (GIA) sqm	• Sound Stage T15	1602	• Sound stage T16	1602	• Sound stage T17	1833	• Sound stage T18	1833	• Workshop TW1	1875	• Workshop TW2	1875	• Workshop TW3	1875	• Workshop TW4	1375	• WC toilet blocks (6. nos)	180	• Security hut	30	<b>TOTAL .....</b>	<b>14,080 sqm</b>
Building .....	Floorspace (GIA) sqm																								
• Sound Stage T15	1602																								
• Sound stage T16	1602																								
• Sound stage T17	1833																								
• Sound stage T18	1833																								
• Workshop TW1	1875																								
• Workshop TW2	1875																								
• Workshop TW3	1875																								
• Workshop TW4	1375																								
• WC toilet blocks (6. nos)	180																								
• Security hut	30																								
<b>TOTAL .....</b>	<b>14,080 sqm</b>																								
Change in floorspace (+/-)	A net gain of up to 14,080m <sup>2</sup>																								
Number of jobs created/lost	600 direct jobs associated with the use of the facility and 326 indirect jobs During the construction phase around 226 direct jobs will be generated together with 219 indirect positions																								
Proposed parking spaces	181 spaces including 10 blue badge 20 covered and secure cycle spaces 9 motorcycle spaces.																								

## CONSULTATION RESPONSES

Royal Berkshire Fire and Rescue	No comments received
Thames Water	No objection request condition 24
WBC Biodiversity	No objection requires off site mitigation for biodiversity net gain secured through the S106
WBC Drainage	No objection request condition 15
WBC Environmental Health	No objection request conditions 21-23
WBC Highways	No objection request conditions 7-14
WBC Tree & Landscape	No objection request conditions 16-20 and clause in 106 S106 for offsite planting
WBC Cleaner & Greener (Waste Services)	No comments received
Berkshire Archaeology	No objection
Thames Valley Police Crime Prevention Officer	No objection
WBC Employment Skills Officer	Request contribution – this will be secured in the S106
Natural England	No comments
Highways England	No comments

WBC Heritage	No objection
WBC Policy	No objection

**REPRESENTATIONS**

**First round consultation comments:**

**Town/Parish Council:**  
Shinfield Parish Council fully support the application

**Local Members:** No comments received

**Local Enterprise Partnership (LEP):**  
Letter of support in terms of the economic benefits for the region, employment generated and recovery from the economic impacts of COVID

**British Film Institute:**  
Letter of support in terms of the need for additional studio space and economic gains from this especially surrounding COVID

**Neighbours:** 27 letters of support and 10 letters of objection

In terms of the letters of support the following planning considerations have been raised:

- Request footpath upgrades to footpath 3 – officer note: these have been secured in the S106
- Economic benefits, potential for innovation employment creation, wider regional benefits. Raise the profile of Shinfield / Wokingham and opportunities for further inward investment.
- Positive environmental benefits
- Support the form of construction and anticipated short time frame for delivery

In regard to the letters of objection/comments, the following planning considerations have been raised.

- Impacts on biodiversity *Officer Note: The application has been considered by the Ecology Officer who raises no objections subject to off-site biodiversity enhancements secured by the section 106 which will provide a 10% net gain in biodiversity - Please see report below paragraphs 67-69*
- Impact on climate change - *Officer Note: the application has secured 10% renewables in addition to a fabric first approach for the buildings. Please see report below paragraphs 49-51*
- Loss of countryside / overdevelopment of the site / outside the development limits outlined in Policy 1 of Shinfield Parish Plan. Site is within the countryside as defined by Core Strategy Policy CP11 – *Officer note: This is acknowledged although it should highlighted that the Parish accept the application and justification is set out in the report. Please see report below paragraphs 75-92 where the merits and special circumstances to support the site selected are further discussed.*

- Streetlights to east should be included on the M4 overbridge serving pedestrian and cyclists – *These have not been included as part of the current application given that upgrades to footpath 3 have been secured although this could be examined as part of any further proposals. land*
- Impact on highways / request improvements to ERR roundabout at the Black Boy Roundabout and Magpie and Parrot Roundabout – *Officer note: The Black Boy Roundabout was built taking into account full operational traffic of the entire Science Park site. Improvements to the Magpie and Parrot roundabout have been secured through the S106 pursuant to planning approval ref 181499. Further details for highway impact is detailed report below paragraphs 54-61*
- Impact of buildings on footpath 3 – *Officer note: Whilst it is acknowledged that the proposal would result in more built form adjacent to the footpath, the package of improvements would make this path more usable particularly in winter months and therefore it is considered the benefits outweigh any harm.*
- Loss of agricultural land – *Officer note: Please see report below paragraphs 86*
- Application should be on Thames Valley phase 2 land – *Officer note: the application is temporary in nature and special circumstances outlined in paragraphs 75-92 are considered to justify the scheme*
- Loss of existing employment space at Old House Farm *Officer note: the current application does not identify that there would be a loss of employment space at Old House Farm. Existing tenants of the site will be bound by any agreement of the landowner which is not a material planning consideration.*

**Second round consultation:**

A further 10 day consultation period was set up due to amendments in terms of access which will run to the 21<sup>st</sup> of March. Any further issues raised within these will be reported via the Members Update.

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Technical Guidance to the National Planning Policy Framework		
National Planning Policy Guidance	<b>NPPG</b>	National Planning Policy Guidance
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity

	<b>CP8</b>	Thames Basin Heaths Special Protection Area
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP10</b>	Improvements to the Strategic Transport Network
	<b>CP11</b>	Proposals outside development limits (including countryside)
	<b>CP16</b>	Science Park
	<b>CP19</b>	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	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC08</b>	Safeguarding alignments of the Strategic Transport Network & Road Infrastructure
	<b>CC09</b>	Development and Flood Risk (from all sources)
	<b>CC10</b>	Sustainable Drainage
	<b>TB12</b>	Employment Skills Plan
	<b>TB13</b>	Science and Innovation Park
	<b>TB20</b>	Service Arrangements and Deliveries for Employment and Retail Use
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
	<b>TB24</b>	Designated Heritage Assets
	<b>SAL05</b>	Delivery of avoidance measures for Thames Basin Heaths Special Protection Area

	<b>SAL07</b>	Sites within Development Limits allocated for employment/commercial development
Shinfield Parish Neighbourhood Development Plan		
	<b>Policy 1</b>	Location of Development
	<b>Policy 2</b>	General Design Principles
	<b>Policy 3</b>	Sustainable Development
	<b>Policy 4</b>	Accessibility and Highway Safety
	<b>Policy 5</b>	Parking
	<b>Policy 6</b>	Trees, Hedgerows and Woodlands
	<b>Policy 7</b>	Biodiversity
	<b>Policy 8</b>	Flooding
	<b>Policy 9</b>	Community Assets
	<b>Policy 10</b>	Community and Sports Facilities
	<b>Policy 11</b>	Commercial Development
	<b>Policy 12</b>	Broadband Provision
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide
	<b>SDC</b>	Sustainable Design and Construction Supplementary Planning Document (28 May 2010)
	<b>SoM4SPD</b>	South of the M4 Strategic Development Location Supplementary Planning Document (October 2011)

## **PLANNING ISSUES**

### Site description

1. The majority of the application site is located to the south east of Cutbush Lane and relates to a parcel of land adjacent to the British Museum and Shinfield Grange. The land is currently used for agriculture and is predominantly open fields with a small hedgerow being located around two thirds towards the south eastern end of the site which will mostly be retained through the layout. In addition, footpath 3 runs on the south western boundary of this parcel of land. This part of Cutbush Lane is reasonably rural in nature although much of the land towards the north has been allocated and has planning approval for the Science Park. The site is well served in terms of access with the upgrading of the Science Park Link road and Cutbush Lane being undertaken as part of the implementation of the British Museum. Access would therefore be from the Eastern Relief Road (ERR) / Science Park Roundabout, through the Science Park campus and onto Cutbush Lane. A temporary access for construction would be via Old House Lane.
2. A further workshop is to be located on the Science Park campus on land that has been levelled for development and currently is hardstanding. This aspect sits entirely within the phase 1 Science Park planning approval.

### Description of Development / intended use

3. The application seeks temporary approval for a film studio for a period of 5 years principally on land to the south of Cutbush Lane although as stated above includes a workshop on the Science Park land. The application comprises of:
- A stage area broadly at the centre of the site this would be around 18m in height and would provide 6870m<sup>2</sup> of stage space
  - Three workshops labelled on the plans as T1-3 and a further workshop labelled as T4 located to the north of Cutbush Lane on the existing Science Park campus. These would support the filming activities within the studios for uses such as set building. These would have a maximum height of around 11m would provide a total of 7,000m<sup>2</sup> of floorspace
  - A security hut to the front of the site on Cutbush South which is a low key building
  - Car parking, landscaping including perimeter fencing, cycle provision, generator provision, refuse facilities and toilets within the site to the south of Cutbush Lane
  - Initial temporary construction access from Old House Farm Lane together with construction and operational vehicular and pedestrian access to the west on Cutbush Lane linking the site to the Thames Valley Science Park
4. The buildings for the stage area and workshops would be largely pre-fabricated off site and the ancillary structures and facilities would be largely portable in nature. The site layout is shown in Figure 1 below (plan annexed to report for further clarity).



Figure 1: Proposed site layout

5. The main use of the site would be for filming for the media industry, similar to that currently located in Arborfield. The main stage area would be the focus of this with the supporting workshops being used predominantly for set production and support activities. Whilst the operational needs of the use of the site is a key driver for the scale of these, the level of activity would be low key with much of the activities being undertaken within the structures themselves. In addition, in terms of operation, the nature of the use of the site means that the trips to and from the site would be more sporadic and distributed across the day rather than that of a conventional 9-5 office form of use.

#### Site background

6. The application has come forward as part of a long term vision for the Science Park and surrounding land which has been put forward by the University of Reading. This site would form part of the media services with further permanent studios planned to the north of Cutbush.

The application should however be considered on its own merits and the application needs to be considered against the development plan and any special circumstances should it be considered a departure from adopted local policy.

7. Although the application has been submitted in advance of a masterplan for the wider Science Park proposals, it needs to be acknowledged that a significant amount of infrastructure has been delivered in the local area with regards to the wider housing growth for the south of M4 SDL, delivery of phase 1 of the Science Park and the British Museum. These include:

- The Eastern Relief Road and junction improvements to the Black Boy Roundabout have been delivered in full including the overbridge across the M4.
- The Science Park access road has been delivered for phase 1 of the park. In addition, access to Cutbush Lane has been delivered through the British Museum and progress is being made to close Cutbush Lane to the west to prevent traffic from the Museum and Science Park from accessing the ERR from the Cutbush Lane interface.
- Bus services have now been routed into the Science Park together with bus stops at the front of the Gateway One building providing sustainable forms of transport.
- A new footpath shall link the site to the Science Park providing access to the bus stops and wider area.

The site is therefore well served in terms of access subject to the detailed design of the access that would directly serve the studio site from Cutbush lane which is further outlined in paragraphs 54-61 below. At this stage therefore the site can be operational without any significant additional transport or utility interventions (the site will be served by generators for electric should there be delays in the statutory undertaker in delivering connection to the grid and the toilets / foul waste would be stored on site and removed via tanker as necessary). Given these factors, the type of use being proposed and that the application is temporary in nature for a limited 5 year timeframe, the land has good existing infrastructure connections and accessibility. We would however expect any subsequent applications which would cover this site and/or the wider land to the

north of Cutbush Lane bring forward any necessary infrastructure interventions. This would need to be supported by a detailed and costed Infrastructure Delivery Plan which would be agreed with the Council.

8. In terms of timing of the application, whilst it is acknowledged that the application has come forward outside the Local Plan Update (LPU) process, the submission of this has been driven by the pressing need for studio space and an end user for the site having been identified (Shinfield Studios). In regard to the issue of prematurity, paragraph 49 of the NPPF clearly states *inter alia* that an application should not be refused on these grounds where unless both:

*(a) the development proposed is so substantial, or its cumulative effect would be so significant, that to grant permission would undermine the plan-making process by predetermining decisions about the scale, location or phasing of new development that are central to an emerging plan; and*

*(b) the emerging plan is at an advanced stage but is not yet formally part of the development plan for the area.*

The application is not considered to prejudice the LPU given the scale of the development, temporary nature of the use and it does not compromise the delivery of the Science Park in the long term. As advised, the site is well linked to existing infrastructure and due to its nature would not compromise any strategic interventions that may be required in the future.

#### Need for facility / Economic benefits

9. The team behind this application at Shinfield Studios have experience in delivering successful studio space such as at Pinewood Studios. The site selection has been driven in part due to its location in terms of ease of access to London and Heathrow, links to other regional studios in the south east such as Pinewood Studios and the benefits associated with clustering of studio space. In addition, the site has excellent road and rail links to London and the wider region and links to regional airports. Also the links with the University are important due to the potential for collaboration with its established Department of Film, Theatre & Television.
10. In terms of the economic benefits of the proposals, the filming industry is a major contributor to the UK economy over the course of the last decade or so, the film industry has grown significantly both in the UK and globally due in part to new digital platforms which has bolstered consumer demand.. The growth of this sector are clearly reflected by the economic returns with the Creative Industries contributing some £101.5bn to the UK economy in 2007 accounting for 5.5% of UK Gross Value Added (GVA)<sup>1</sup>. Over a short period, the Creative Industry Sector, film, radio, TV and photography accounted for £16.7bn of GVA up by 8.9% between 2016 and 2017 which is around double the growth rate of the overall UK economy.
11. There has also been a significant increase in spend on High End Television production between 2018 and 2019 which grew by 29% to £1.7bn within a year. It is also noted that investment today is 51% higher than in 2018.

---

<sup>1</sup> Gross Value Added is the measure of the value of goods and services produced in an area, industry or sector of an economy

12. As the UK is at the forefront of the film industry, the growth in the media sector has outpaced provision of studio space available. In 2018 analysis published by Price Waterhouse Coopers and Lambert Smith Hampton, showed that there will be the requirement of between around 140,000m<sup>2</sup> and 175,000m<sup>2</sup> of dedicate stage space by 2025 which will need to be supported by additional workshop and ancillary space. It can therefore be demonstrated that there is significant pent up demand for studio space within the UK in particular within easy reach of London and the other film studios located in the south east.
13. In respect to staff numbers, there would be around 600 direct jobs and 326 indirect jobs generated by the proposed use of the site as a film studios. Although many of these jobs would be transient in nature, evidence supporting the application suggests that this would equate to a GVA figure of around £36m per annum.
14. It should also be acknowledged that there would be significant jobs generated through the construction phase of the site. This would create around 226 construction jobs on site, in excess of 200 off site (related to the modular construction) and 219 indirect positions.
15. Taking both the construction and post occupation employment potential, the proposed use of the site as a film studio even for a temporary period would deliver significant vocational opportunities. In addition, the site could potentially act as a catalyst and anchor for further employment provision locally should subsequent developments be forthcoming and considered acceptable in planning terms.

Principle of Development:

16. The significant majority of the site is within designated countryside with the exception of workshop T4 which as advised would be located on phase 1 of the Science Park. As such, much of the site is located outside development limits as defined by policies CP9 of the Core Strategy and updated through CC02 and SAL07 of the MDD, policy CP11 of the Core Strategy and reflected in Policy 1 of the Shinfield Neighbourhood Plan. In addition, although it is acknowledged that the site is within the defined South of the M4 SDL boundary, it was not identified for development by the Spatial Framework Plan. Development in these locations 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 although an assessment needs to be made as to whether special circumstances apply to the scheme.
17. 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, the principle objectives of these 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.
18. Policy 1 of Shinfield Neighbourhood Plan which has been adopted since our Core Strategy and MDD does support 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 fully support the development. 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. Whilst it is acknowledged that the site is not directly adjacent to the development limits, it is adjacent to land that has planning consent for phase 2 of the Science Park which will ultimately inform the edge of the settlement.

19. The application should also be read in conjunction with national planning policy. Section 2 of the NPPF outlines three interdependent objectives in regard to sustainable development and promotes a presumption in favour of sustainable development. The objectives set out in paragraph 8 are:

- a) *an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure*
- b) *a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and*
- c) *an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

These principles are broadly echoed by policy CP1 of the Core Strategy.

20. The NPPF puts a high emphasis on the weight that should be applied to support business need, the wider opportunities for development and innovation. Footnote 40 of the NPPF refers to the Industrial Strategy: Building a Britain fit for the future White Paper (2017) and this identifies the Creative Industries (which includes film, video games and TV) as a sector that the Government are keen to develop given the 5% GVA contribution which equates to £101.5bn. Whilst the White Paper is not adopted planning policy, it does set out the governments agenda for growth and there is a link to this in the NPPF.

21. The NPPG Housing and economic needs assessment also places a high emphasis on policy support for different forms of employment use. This recommends clustering certain industries which include digital and creative industries to support collaboration, innovation, productivity and sustainability. It also recommends that there may be the need for: *policy-making authorities will need to develop a clear understanding of such needs and how they might be addressed taking account of relevant evidence and policy within Local Industrial Strategies. For example, this might include the need for greater studio capacity, co-working spaces or research facilities.*

22. The NPPF and NPPG set a clear indication of the expectations we will need to consider at this stage. The application has been accompanied with a letter of support from the Thames Valley Berkshire Local Enterprise Partnership (LEP) who endorse the long term objectives for the provision of studio space on this site and potentially within the Science Park. The proposal has been incorporated within the locally agreed Berkshire Industrial Strategy Implementation Plan and Recovery and Renewal Plan and the studios will contribute towards an economic recovery through the provision of long term jobs.
23. Wokingham Borough Council recently updated the Community Vision for the borough is to be 'A great place to live, learn, work and grow and a great place to do business' and is underpinned by the Vision for Wokingham Borough as set out in the Core strategy. This therefore places a high emphasis on delivering employment within the borough.
24. The proposal needs to be assessed against the Gateway Policy of the Science Park as enshrined in the S106 planning approval for phase 1 and 2 of this site policy CP16 of the Core Strategy and policy TB13 of the MDD DPD. These restrict uses on the Science Park to inter alia predominantly innovation and research and development. This also places a high emphasis on collaboration between industry sectors. The proposed film studio use is not one that is envisaged by TB13 and SAL07. However, it is acknowledged that the media and film industry, by the way in which it functions and end products with a degree of uniqueness to each production, has some aspects in common with innovation and research uses. The sector also fosters innovation for set props, the production and post production aspects of this and encompasses a wide range of collaboration of different skill sets through the wide range of employment uses. In addition, the Shinfield Studios will encourage collaboration with the University of Reading who have a department dedicated to film theatre and television and the British Film Institute. Whilst officers consider the proposal does not strictly fit with the principles of the Gateway Policy and policies CP16 and TB13, the development on the Science Park is limited in scale, temporary in nature and does due to this does not prejudice delivery of the remainder of the Science Park.

#### Principle of development conclusion

25. Whilst the proposal does not strictly accord with aspects of the development plan, regard needs to be made to the NPPF, NPPG, and direction of travel of the LEP. A judgement therefore needs to be made as to whether material consideration which supports this exception can apply with regards to policy CP11 of the Core Strategy, policy CC02 of the MDD and policy 1 of Shinfield Parish Plan which can be delivered through the implementation and delivery of the studios. In regard to this and other adopted policies, further analysis is outlined below and in particular the Planning Balance section of the report in paragraphs 75-92.

#### Community engagement

26. Over the course of the past year, the applicant has undertaken a number of press releases with regards to the site and wider strategy. An online forum was also held on the 1<sup>st</sup> of March 2021 which was within the consultation period for the application. The community engagement programme is considered acceptable.

#### Layout, Design and Landscaping

27. 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.
28. 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.*
29. Policy 2 of Shinfield Neighbourhood 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.
30. 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 in regard to non-residential development.
31. As advised, the buildings and structures would be located to the south east of Cutbush Lane and accessed from Cutbush Lane via the Science Park. The principal stage and workshop buildings have been orientated in a linear fashion with the main elevations facing towards Cutbush Lane at the front of the site and Old House Farm at the rear of the site. The workshop (T4) that is to be located on the Science Park site has been orientated in a logical fashion and in line with the parameters established by the original Science Park planning permission.

#### Design, site layout, appearance and landscaping

32. In terms of the detailed design of the buildings, the South of the M4 SPD recommends that the existing built form should be used to inform the design which is echoed by the Shinfield Parish Plan policy 2. Overarching principles are also provided by the Core Strategy, MDD DPD and Borough Design Guide.
33. For the proposed stage and workshops, these would be mostly modular in terms of the method of construction. Both the stage and the workshops have a functional appearance broadly akin to agriculture buildings which is achieved by

the use of dark grey cladding. The workshops would have uniform external walls with roller shutters for access and a canvas roof. For the stage building the lower part of this would be precast concrete plinths with dark aluminium plinths above and roller doors would be used for access. The choice of materials demonstrates a consideration of the context of the site as these are similar in colour to the adjacent British Museum building. Further ancillary structures are proposed such as the security hut and toilets which are comprised of re-purposed shipping containers reflecting the temporary use of the site.

34. The applicant has also considered the opportunity to incorporate solar panels on the roof of the stage building which will deliver sustainability benefits which are further discussed below.
35. Whilst it is acknowledged that the central stage building would be a tall building standing at just below 18m to the ridge, the height of this is required by its end use and the operational needs of the studio facility. In order to mitigate the height of the studio, the applicant has considered this within the site layout with the workshops having been clustered to the front and rear of the stage building which will provide a degree of screening to the main stage building from the wider area as would the central location of this within the site. It is however acknowledged that the structures would be evident on the landscape although as discussed below, the boundaries of the site with large trees offer some screening and additional landscaping has been incorporated to reduce the impact. For the ancillary structures such as the security hut and toilets, these are low key structures and therefore they have less of a visual impact.
36. In terms of landscaping, the applicant has responded to comments from the Landscape Architect and this has been secured from the key areas both within the site, adjacent to footpath 3 and land to the south. A mix of semi mature native trees and shrubs has been selected to provide screening and reduce the impact of the additional bulk of the structures. On this basis, the Landscape Officer raises no objections to the proposed landscape strategy or with regards the visual impact of the buildings both directly adjacent to the site and the wider impact on the Loddon Valley Landscape Character Area.
37. With regards to layout, as advised above, the structures have been laid out in a logical manner when taking into account the site constraints and need to partially screen the stage building. The applicant has worked with officers to relocate workshop T1 more centrally within the site rather than being placed directly adjacent to Cutbush Lane. This together with the parking and associated landscaping, results in less of an urbanising effect on the area. Car parking is well dispersed throughout the site as is access to cycle stands. Landscaping has been included within the parking areas to break up the visual impact of the buildings and associated hardstanding. A 3m high fence is proposed surrounding the site which has an open mesh profile and is galvanised steel in a green colour which lowers the visual impact. Given the site needs to be secure, this together with the open nature of the fence is acceptable.



**Figure 2: A perspective shot looking towards the entrance of the facility**

38. For the workshop that is to be located within the Science Park (T4), the design approach is the same as proposed for the workshops to within the main studio site. Whilst it is acknowledged that no landscaping is proposed for this element, as it is within the main campus this approach is acceptable and in line with the original parameters set by the existing outline planning consent for the Science Park.

Design conclusion

39. The overall design approach is appropriate for their intended use and they take into account the context of the existing built form such as the British Museum building. Whilst it is acknowledged that by their nature, the use of the land will have an urbanising impact on the site, given in part that the land to the north has permission for the Science Park, there will be a transition of the character of Cutbush Lane as the Science Park is brought forward. This in combination with the package of landscaping measures secured and appropriate design of the facility means that the approach is broadly in accordance with policy advice including the NPPF, policies CP1 and CP3, Policy 2 of the Shinfield Parish Neighbourhood Plan together with the South of the M4 SPD and Supplementary Planning Guidance and is therefore acceptable.

Residential amenity: the impact upon existing neighbouring properties

40. Core Strategy policy CP3 requires that new development should be of a high quality of design that does not cause detriment to the amenities of adjoining land users. Policy 2 of the Shinfield Parish Plan seeks to ensure that new development does not harm existing residential amenity. Separation standards for new residential development are set out in section 4.7 of the Borough Design Guide.

41. The nearest residential dwelling to the application site is south of the studio site and is located on Old House Farm. This is sited some 100m from the boundary of the application site and given the level of separation this is sufficient to overcome any overbearing, loss of light or overlooking concerns. The remaining

dwellings in the area also have sufficient separation to them to overcome any significant amenity impacts.

42. For access to the site as advised this would be through the Science Park. South Avenue (the main spine road serving the site) is located around 130m from Cutbush Manor, Barn and Cottage) and this route is established. The intersection of the access point of the Science Park link road to Cutbush Lane is 180m to the east from these dwellings which is sufficient to limit the impact of the construction traffic. There would be some additional vehicles using Old House Lane but given this has an established use for industry and agriculture, this would not cause any significant amenity impacts.

43. With regards to noise associated with the proposal, the level of intensity of use of the site would not cause any significant harm. The access strategy means that no vehicles associated with the construction and post occupation of the site would pass any existing dwellings on Cutbush Lane. Outside of the site, both construction and operational traffic would use strategic routes which is acceptable.

#### Residential amenity – noise

44. With regards to noise associated with the end use of proposal, the limited level of activity and use of the site would not cause any significant harm as much of the activities would be within the building. The access strategy means that no vehicles associated with either the construction or post occupation phase of the site would pass any existing dwellings on Cutbush Lane.

45. Whilst it is acknowledged that during the construction phase there would be a greater level of noise and activity on the site, the relatively isolated nature of the site together with mitigation from a Construction Environmental Management Plan means that these can be limited and these would be temporary in nature. Therefore it is not considered that construction would cause significant harm. The construction route would be through the Science Park and via the ERR which are established routes for construction of sites such as the British Museum.

46. The applicant has requested longer working hours for the site given the pressing need to deliver the facility. In this circumstance bearing in mind the relatively isolated nature of the site, site access routing, speed at which the facility can be delivered though the modular form of construction together with the Ministerial Guidance in regard to working hours in response to COVID it is not considered unreasonable to extend these as set out in condition 5.

47. On this basis the use and construction of the facility would not result in any significant harm with regards to noise to the amenity of the existing residents and is in accordance with policies CP1 and CP3 and supplementary planning guidance.

#### Security

48. The layout takes into account security with the inclusion of the security fence and security building. The security hut has been positioned to allow vehicles to enter the site and be clear of Cutbush Lane while checks are being made which is acceptable.

### Sustainable Design and Construction

49. Core Strategy Policy CP1 requires development to contribute towards the goal of achieving zero carbon development by including on-site renewable energy features and minimising energy and water consumption. MDD LP policies CC04, CC05 and the Sustainable Design and Construction Supplementary Planning Document (May 2010) also emphasise this. Policy 3 of the Shinfield Parish Neighbourhood Plan also echoes these principles.
50. The applicant has followed our normal approach with regards to considering a fabric first approach to the structures which incorporate insulation within the modular walls. In addition, it is not proposed to heat these spaces and they will use passive solar heating in the winter months which will significantly reduce energy consumption. For water, low flow taps and flushing systems are included which will reduce consumption.
51. In addition to the above measures which would normally be acceptable, the applicant has agreed to incorporate 200 solar panels on the roof of the stage building which would provide 10% of energy for the facility from renewables. This is a significant commitment to reduce energy use.

### Access and movement

52. 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 Statement (TS) which assesses the impact of development in respect to the site itself and wider highway network including the South of the M4 SDL.
53. 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.

### Access and movement impact on wider highway network

54. Due to the scale of the application, we would normally expect modelling under Wokingham Strategic Transport Model 4 (WSTM4). This has not been included with the application and there are several considerations as to why this has been omitted that should be taken into account for this scheme which are:
- a) Temporary nature of the application – the consent is only sought for a 5 year period. Whilst under normal circumstances this would not be justification for not including the modelling work, when taken in consideration with point b below together with a commitment in the S106 to revisit this should a further development come forward on the Science Park site, in this case is acceptable.
  - b) A significant amount of work has been undertaken to model the full impact of both phase 1 and 2 of the Science Park which included modelling work and estimated trip rates considerably higher than proposed by this

temporary application (see point c below). The applicant has agreed in the S106 not to bring forward any further phases of the Science Park unless further modelling work is undertaken. This will allow for modelling work to be undertaken for the entire site and since the phase 2 application should cover the land identified for the temporary permission, Highways Officers have agreed this approach.

- c) The application has included trip rates based on other film studios within the region which include Arborfield, Pinewood and Shepperton. Out of these sites, the Pinewood figures were used as these were the highest to reflect the worst case trip rate scenario. The Pinewood figures resulted in two way flows for this site of 76 and 64 trips during the AM and PM peak hours. When compared to the Science Park forecast two way movements which suggested around of 984 trips, the level of vehicle movements generated by the temporary studios would be significant less than this. In addition, the infrastructure has been delivered on the wider highway network such as the ERR to account for the full delivery of the Science Park. As it currently stands with the phase 1 occupations on the Science Park taken together with the trips forecast for the current application, this only accounts for 33% of the total fully delivered Science Park trip generations and as such there is significant surplus capacity.

55. Given the above considerations, there would not be a significant impact on the highway network associated with this application. With the measures to prevent any future phases within the Science Park coming forward (secured through the s106 until full modelling work and a Transport Assessment is undertaken and agreed), this maintains control of the development until it can be demonstrated that any future interventions, if necessary, are undertaken.

#### Site Access

56. As advised access to the site would be from the Eastern Relief Road via the Science Park roundabout and through the link to the British Museum that has been upgraded as part of the delivery of this facility. This eliminates any need for use of Cutbush Lane to the west of the new link road for both construction and post occupation users. Ultimately as part of the British Museum consent, Cutbush Lane will be closed to through traffic adjacent to the link road which will restrict access and this is expected to be delivered in the coming months.

57. The access to the site itself will initially be via Old House Farm Lane (under traffic management) which would serve construction traffic to build the site construction/permanent site access on Cutbush Lane. Once the construction access/permanent site is constructed all traffic will use this, rather than the Old House Lane access. This will enable the site to be delivered within the required timeframes.

58. The application includes a travel plan that outlines measures to reduce vehicle journeys to the site including cycle storage and access to public transport. It should be noted that the site will be well served by the South of the M4 bus strategy as it is well located to the bus stop on the Science Park. This is within approximately 400m of the site which is walkable and further bus services are accessible on the Cutbush Lane which is within 750m. These together with the frequency of the services which will increase in future years through the South of

the M4 Bus Strategy means that these are viable alternatives to the motor car. The travel plan is considered acceptable for a temporary use by the Highways Officer and it will be secured by condition 14.

59. Pedestrian upgrades to the site have been delivered through the British Museum with a footpath on the northern side of Cutbush Lane. This will mean there is easy access to the bus link and provide a good link through to the Littlebrook residential development site.

#### Access and movement - Site layout / Parking

60. In terms of internal access, the applicant has tracking plans to demonstrate that large vehicles can access and travel through the site safely. A Delivery and Service Management Plan is required by condition 13 in order to ensure that internal traffic and deliveries are suitably managed.

61. In terms of car parking, a comparison using other studio sites has been undertaken using the TRICS database of other studio space parking provision. From this, the worst case scenario has been factored into the level of parking provision that is proposed with 181 number of spaces included. The level of parking includes 9 blue badge spaces and is well distributed throughout the main site. With an additional 3 spaces located at Gateway 4 building. 19 parking bays have been provided with electric vehicle charging points (both active and passive). Parking for workshop T4 will also utilise the existing Science Park parking provision which is not at capacity. Cycle parking is also well distributed within the entire site with 20 spaces provided with its use being monitored and additional spaces provided if demand warrants it through the travel plan. The level of parking has been considered by the Highways Officer and given the evidence provided the parking is acceptable given the intended use of the building

#### Flooding and Drainage

62. 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 drainage systems (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.
63. The development 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 considered to be classified as for the purposes of the sequential test are appropriate.
64. 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).

65. In order to ensure that the increase in surface water runoff associated with the additional built form is managed, a strategic approach to drainage is proposed. Surface water runoff would be intercepted within geo-cellular crates and the discharge would be managed into the watercourse at a controlled rate once a storm event had passed.

66. The Flood Risk Assessment and Drainage strategy propose measures on site have been assessed by the council's Drainage Officer. They have raised no objection to the proposed package of measures in terms of the impact to existing neighbouring residents and future occupiers of the site. On this basis the flood risk mitigation strategy is considered acceptable.

#### Ecology

67. 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. In regards to the Special Protection area (SPA), given the nature of the use proposed and the distance from the SPA it is not considered likely there would be any significant effect on the integrity of the SPA either alone, or in-combination with other plans or projects.

68. In terms of existing vegetation, the applicant has demonstrated that in the main there would be an adequate buffer zone from the proposed development to these features. Where there are losses, suitable compensation has been secured off site.

69. There are a package of ecology mitigation measures and enhancements and the Biodiversity Officer has assessed the application and supports the approach which would deliver in excess of 10% biodiversity net gain. The delivery of the enhancements will be controlled by the section 106.

#### Heritage

70. Policy TB24 of MDD LP policy seeks to ensure that development conserves and, where possible enhances the important character and special architectural or historic interest of listed buildings. The nearest listed building to the development site is Old House Farm and Barn located 100m from the south of the site. Further listed buildings are located to the west of the site which include Cutbush Farmhouse to the west of the site. Shinfield Grange lies to the west also but this is not a designated heritage asset

71. With regards to the impacts on these buildings, Old House farmhouse and Barn will incur a low level of harm to the setting partly mitigated by planting, building design and materials and justified by the public benefits of the proposals including economic, employment and educational benefits which are considered to outweigh this harm. It is therefore in accordance with NPPF Paragraph 196 and Managing Development Delivery Document (Local Plan) 2014 Policy TB24 Designated Heritage Assets

72. The setting of Cutbush farmhouse and Barn is impacted more by recent development in the area including the Science Park. The site is however well screened from the application site and is some way from the development site. Taking this into account, it is considered the setting of these two assets is preserved and no harm needs to be justified.

73. Shinfield Grange is a non-designated heritage asset and the immediate parkland estate setting is preserved although there will be some minor setting issue harm from the main site due to the scale of the development identified by the Conservation officer as low level. This will however be weighed against the public benefits as outlined above and further set out below and are therefore in the balance the relationship is acceptable.

#### Archaeology

74. Core Strategy Policy CP3 and MDD LP Policy TB25 require the archaeological impact of development to be taken into consideration. The application includes an archaeological assessment which has been reviewed by the Archaeology Officer and they raise no objections to the strategy. No further details are required due to the sites low archaeological potential as established by the trial trenching.

#### Planning balance

75. In terms of the planning balance, the decision maker needs to take in to account the extent that development plan policies are material to an application for planning permission and the decision must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. As advised above, there will be considerable benefits that will be delivered through the granting of the planning permission as well as several adverse impacts. These are identified below and the degree of weight that should be applied is identified.

#### 76. Benefits

The site is located within a sustainable location and is within the South of the M4 SDL boundary (although not identified for development). Significant improvements have been delivered through the ERR, South of the M4 Public Transport Strategy and access through the Science Park which means that the facility can be delivered with minimal disruption to the local road network and therefore local residents. These together with connections to a variety of transport modes to the wider region and Heathrow Airport means that the site is well served in terms of access. The sustainable nature of the site and existing access provision should afford modest weight for supporting the proposal.

77. Significant employment opportunities will be generated through the construction and delivery of the facility. The employment numbers are outlined in paragraphs 9-15 above and the proposed development would provide considerable job opportunities for the local community and wider area. Delivery of the facility will enable job creation which will be sustained in the long term. Substantial weight should be applied to the benefits that the studio could deliver both through job creation and the wider economic benefits which could be up to £36 million GVA per annum.

78. The development does not prejudice development on the existing Science Park and in the longer term the facility could help unlock the wider Science Park site for the delivery of further studios generating further employment and economic growth. The long term ambition of the University and Shinfield Studios is to deliver the wider site. In effect, delivery of the temporary studios could act as an anchor and catalyst for further development of the site. Any subsequent development will however need to be considered on its own merits once an application has been submitted so at this stage limited weight should be applied
79. The thrust of government guidance is to encourage studio space provision (Paragraph: 032 Reference ID: 2a-032-20190722) given the level of economic output these spaces provide as outlined in paragraph 9-15 above. This section of the NPPG applies to policy making rather than decision taking, and so only limited weight should be afforded to it for determining a planning application.. Given however the proposals would provide greater studio capacity, which is broadly supported within national guidance, combined with support from the Local Enterprise Partnership which provides further evidence of the economic benefits both locally and regionally that would be realised through this development, there is justification for further weight to be applied to this provision. Under these circumstances, the weight that should be applied is considered to be limited to moderate
80. The application will deliver footpath improvements on footpath 3 that will link onto the Old Hall Farm network of public rights of ways and tracks that have good surfaces. The provision of these upgrades will complete a network of footpaths that have good surfaces between the application site at Shinfield to Arborfield, Sindlesham, and Three Mile Cross which will deliver significant accessibility enhancements to local residents and other users. Significant weight can therefore be applied to the social benefits that the upgrades will deliver.
81. In regards to biodiversity, whilst the implementation of the planning permission would result in a loss of onsite habitats, the applicant has agreed to a series of measures to provide an overall 10% biodiversity net gain. It should be noted that the Environment Bill seeks to achieve this threshold although this is yet to be enacted therefore on this basis the applicant could justify a lower provision. Since they are meeting the ambition of the forthcoming Environment Bill at this stage and there is no other minimum net gain percentage identified in other local or national policy, moderate weight can be applied to the biodiversity net gains secured.
82. In terms of sustainable energy, as outlined above in paragraphs 49-51 the applicant is meeting the council's standards through a fabric first approach to the structures. In addition to this, 200 solar panels have been secured for the roof of the stage building. This would provide 10% of the sites energy requirements and moderate weight should be applied to this aspect of the development.
83. There is a strong relationship building between the Shinfield Studios and the University of Reading and the university has a dedicated department of Film, Theatre and Television. Through locating the studios close to Whiteknights campus, the collaboration between the University and Shinfield Studios should grow stronger and the facility could foster innovation within a joint venture for these organisations. Since this collaboration is at an early stage, for the purpose

of this planning balance, limited weight should be applied although this could deliver considerable benefits in the future including to local schools.

84. Shinfield Studios have outlined their intent for community engagement within a Community Engagement Statement. Within this they set out to offer the following to the community:

- Engage with local schools and colleges, to offer tours of the temporary studios.
- Begin to develop work experience programmes to allow young people to enjoy a taste of what working in the industry is really like.
- Begin to develop an outreach programme with local schools to inform young people about the industry to improve their understanding by directly engaging them in their classroom.
- Begin a series of liaison meetings with Shinfield Parish Council.
- Offer a tour of the temporary studios to the Parish Council and interested stakeholders.

They are currently engaging with Bulmershe School who believe it will *‘really boost our students to understand the opportunities available to them and inspire their aspirations to progress into the creative industries’*. The strategy will be secured by a condition and given the ambition to engage with local schools and stakeholders, moderate to significant weight can be applied

#### Impacts of the proposal

85. It is noted that the proposed development would result in the loss of open countryside which has an aesthetic value that would be lost by the built form. The land is however a reasonably flat plateau with a slight slope to the south. As such it does not have any particular distinguishing features that may otherwise be sought to safeguard. The proposal would result in an urbanising impact on the area although due to its location, it is not considered to have any significant coalescent impacts with surrounding settlements. In addition, the approval of the Science Park to the north of Cutbush Lane will change the character of this section of Cutbush Lane as has the implementation of the British Museum adjacent to the site. Landscaping would aid to provide a soft buffer to the development to the south of the site and this will be enhanced along the other boundaries. Taking these factors into account, had the application been for a permanent permission, the weight afforded to the impact on countryside and character of the area could be significant to moderate. The application is however for a temporary permission and condition 3 will require the land to be reinstated to agricultural use at the end of this period. On this basis, moderate weight should be applied to the harm on the countryside and character of the area.

86. The proposal will result in the loss of productive agricultural land although this is classified as part sub 3a and 3b. Whilst the land could be restored to its former use after the temporary permission expires, it is likely that there could be some impact associated with the remodelling of the ground on soil quality. It is

acknowledged that soil classified as 3a is considered in the NPPF as being the best and most versatile, however the extent of the loss of this is not significant and the economic benefits that the studio space deliver greatly exceed that of cultivation of the land. On this basis, the level of harm associated with this is slight and therefore limited weight should be applied in association with the loss of agricultural land.

87. In terms of trees and landscape features within the site, the proposal would result in the loss of some of these features. The loss of these will however be offset by landscape improvements within the site together with offsite enhancements secured through the S106. This would deliver a net gain in the number of trees some of which would be semi mature specimens. On this basis the landscape impacts would be temporary, appropriate mitigation and enhancements have been included and therefore limited weight should be applied to the harm associated with this.

88. With regards to impact on highways, the modelling for the Science Park included a significantly higher number of trip rates than those that will be generated by this application. The applicant has agreed to not bring forward any further phases of the Science Park unless further modelling work is undertaken which will be secured through the S106 agreement. Given that trip rates will be significantly lower than the phase 2 Science Park land and travel will be distributed more evenly throughout the day, it is considered that the traffic impacts would be low and limited weight should be applied with this aspect of the development.

89. For the construction phase of the development, it is acknowledged that there will be a degree of noise and disturbance associated with this. The construction activities will however be mitigated by the measures outlined in paragraph 45 above and the CEMP (condition 8 refers). The modular construction means that the construction phase is reasonably limited to around 5 months and this together with the reasonably isolated nature of the site set well away from any surrounding residential development means that limited harm would be associated with the construction activities.

90. In regard to listed building, the Conservation Officer has assessed the proposal and is in support of the scheme although there would be some impact on the setting of Old House Farm and the Grange. In accordance with NPPF Paragraph 196 and Managing Development Delivery Document (Local Plan) 2014 Policy TB24 Designated Heritage Assets, the harm has been considered in the context of the benefits that would be delivered and therefore the level of harm is limited.

91. Finally for biodiversity as outlined above, there would be a biodiversity net gain associated with the mitigation measures. On this basis, whilst there would be a loss of existing on site habitats, the degree of this is offset and only very limited weight is afforded to the impact of the built form on the application site.

#### Benefits / Impacts summary

92. Overall as outlined above, there are benefits and impacts that are associated with the development. It is however considered that the benefits associated with the development would outweigh the harm to the countryside. The package of mitigation measures will deliver social and environmental enhancements and the

facility itself will deliver economic benefits both through construction and upon occupation.

Having regard for the main thrust of policy CP11 which seeks to:

- a. maintain the separate identity of settlements - *which in this case is not considered to be significantly impacted and*
- b. to maintain the quality of the environment - *which as outlined above, the proposed development seeks to minimise and measures have been included to enhance this*

Whilst it is acknowledged that the use of the land and structures is not strictly compliant with the policy, it could fall under a form of development which that can be seen as an exception given that the text of the policy includes the words 'normally permitted'. The special circumstances associated with the planning benefits and sustainable form of development as required by CP1 and NPPF weigh heavily in this conclusion as does its location within the SDL and the infrastructure delivered in the local area to date. For policy 1 of the Shinfield Neighbourhood Plan, whilst the proposal is recognised to be outside developments limits which reflect those defined by policy CCO2 of the MDD, policy 1 does support development where the proposal's benefits is considered to outweigh its adverse impacts and the site is located adjacent to the phase 2 planning approval. In this case the Parish fully support the studios. It is also noted that the proposal is for a temporary permission therefore control of the use of the site in the longer term is retained. For the reasons discussed above, on balance, it is considered in this case that material considerations outweigh the policy conflict with CP11 and proposals would represent sustainable development in the context of the NPPF and the development plan as a whole

## **CONCLUSION**

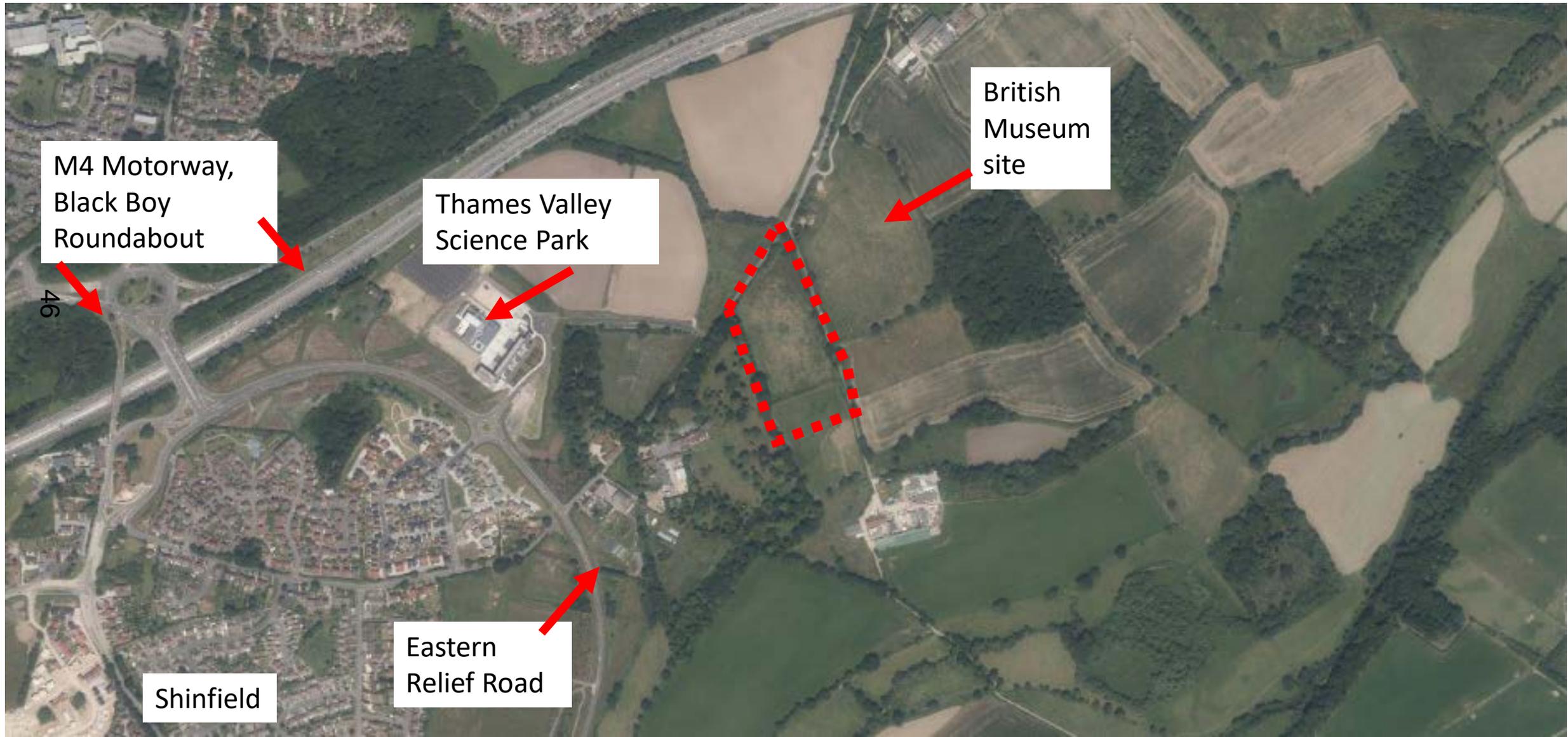
When weighing up the overall impact of the use of the facility and associated structures, it is considered that the proposal will bring substantial economic and social benefits. In addition, the sustainability measures and ecological enhancements will assist in reducing the environmental impact of the development and will deliver enhancements. These together with a sound design approach will outweigh any significant harm to the countryside and thereby the objectives of Policy 1 of Shinfield Parish Neighbourhood Plan and policy CP11 of the Core Strategy. The special circumstances that has been demonstrated by the applicant, together with an end user identified and ability to restrict the use of the building weighs heavily in favour of supporting the application.

The application can therefore can be recommended for approval subject to the conditions outlined above and securing the planning obligations outlined in Recommendation A use by way of a legal agreement.

This page is intentionally left blank

# Case Officer Site Photos 1 of 3

Aerial photo of the site with application site broadly outlined in red



Partial view of the wider site when approaching from the south, directly behind Old House Farm in the background. Red arrow below indicates approximate location of there the photo was taken from and will be used for the remainder of the presentation



**Thames Valley  
Science Park**

**Application  
site** [red dashed box]

Site in the background beyond the sporadic tree line, cluster of existing buildings are Old House Farm



Thames Valley  
Science Park

Application  
site

Site from the southern boundary



49



Site from southern boundary, note footpath 3 on the left hand side and British Museum building towards the right



Old House Farm at south of site, farmhouse is listed



**Thames Valley  
Science Park**



**Application  
site**

This page is intentionally left blank

# Case officer photos 2 of 3

Looking to the main part of the site with footpath 3 on the left hand side. Land and buildings beyond the hedgerow on the left belongs to the University Estate Collage Management (UECM) at Shinfield Grange



Thames Valley  
Science Park

Application  
site

Looking broadly across the upper third of the site, note the hedgerow to the left which is shown on the site layout to be retained for context

55



Looking across the central part of the site towards the British Museum Archive building in the background.



56



Photo of the site frontage – British Museum Archive in the background



Looking along the road improvements delivered by the British Museum. Cutbush Lane leads from here to the pedestrian / cycle footbridge over the M4 and towards Lower Earley



58

**Thames Valley  
Science Park**



**Application  
site**

Site frontage, with the field in the background through the hedgerow



59

Thames Valley  
Science Park

Application  
site



# Temporary construction access point on Old House Lane



Cutbush Lane facing west, Science Park Gateway building is towards the centre of the photo and phase 2 land is in the foreground



Thames Valley  
Science Park



Application  
site

This page is intentionally left blank

# Case officer photos Photos 3 of 3

Wider view of the highway improvements on Cutbush Lane



Link road connection junction. Cutbush lane will be closed for vehicular traffic in the coming months but access will be retained to residents and the Science Park Link Road which is the fenced off road to the right. This has been designed to serve the British Museum and can accommodate this development



View of the Science Park Link road with the Gateway and Rutherford buildings in the background



View of the site in the background highlighted by yellow arrow adjacent to the British Museum.  
Photo taken from the Science Park internal roundabout.

67



**Thames Valley  
Science Park**

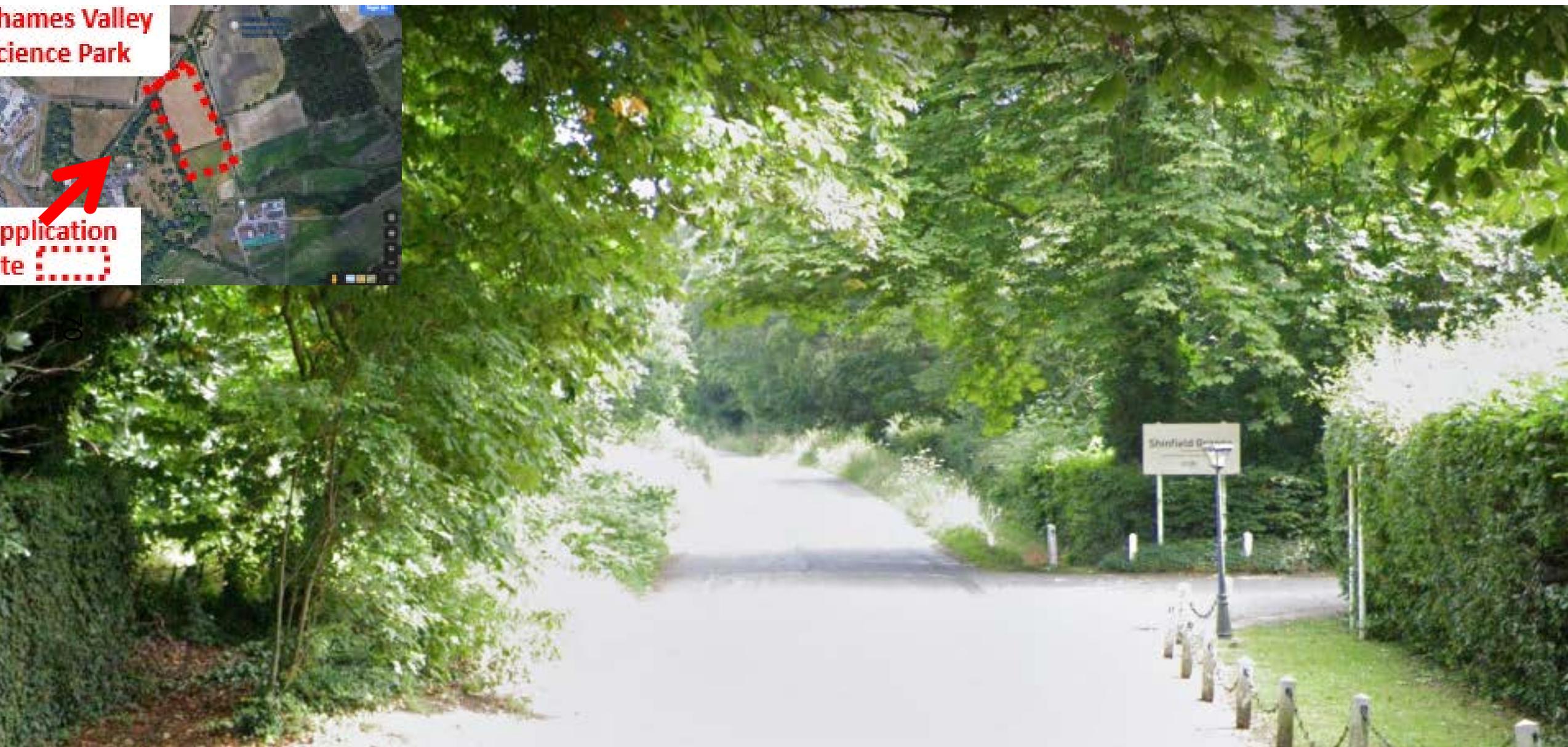
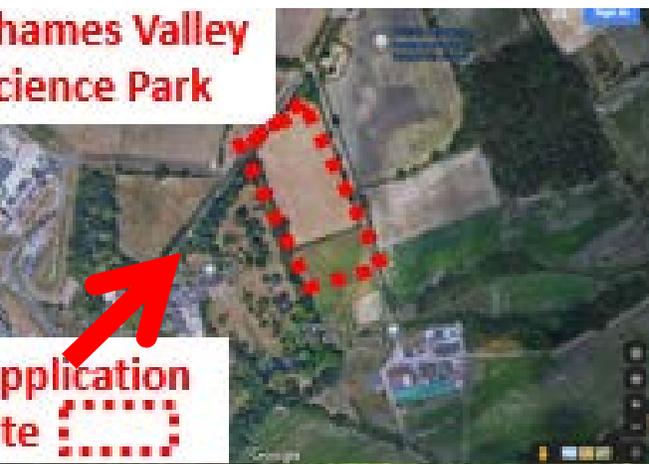
Science Park campus and lactation for Workshop T4 as indicated by the yellow arrow.



View from within the Science Park Campus looking towards the Science Park / Eastern Relief Road roundabout which will be the main access point for construction and operational use of the building



View from Cutbush lane looking towards the development site





- Existing Trees
- Veteran Trees
- New Trees

- Root Protection Zone
- Veteran Tree Protection Zone
- Foul Water 3 metre easement either side
- Foul Water Sewer
- Security Fence

08	Plant relocated. Parking layout amended.	AE	05Mar21	JL
07	Access configuration adjusted following feedback	NM	04Mar21	JL
06	Access update	NM	04Mar21	JL
05	Pedestrian route widened to 3m. Security gate moved into site 2m.	AE	26Feb21	JL
04	Generators removed, transformers and electrical meter enclosure added.	AE	19Feb21	FG
03	Car parking spaces adjusted following WBC feedback	NM	17Feb21	JL
02	Updated following feedback from WBC	NM	16Feb21	JL
01	Planning issue	NM	01Feb21	JL
Revision	Description	Drawn	Date	Checked

Checked  
JL

**SCOTT BROWNRIGG**

St Catherine's Court  
46-48 Portsmouth Road  
Guildford GU2 4DU  
T +44 (0)1483 568686  
F +44 (0)1483 575630  
W scottbrownrigg.com

Client's Name  
**Shinfield Studios**

Job Title  
**Film Studio Stages & Workshops,  
Land south of Cutbush Lane & the  
Gateway 4 plot at TVSP**  
Drawing title  
**Proposed site layout plan**

Scale  
**1 : 1000 @ A1**  
[metres 0 20 40 60 80 100]

Job No  
**18546** **18546-SBR-TFS-XX-DR-A-80103** Revision  
**08**

Status  
**PLANNING**



This page is intentionally left blank



This page is intentionally left blank



SITE APPRAISAL PHOTOGRAPH A:



79

SITE APPRAISAL PHOTOGRAPH B:



SITE APPRAISAL PHOTOGRAPH C:





SITE APPRAISAL PHOTOGRAPH D:



SITE APPRAISAL PHOTOGRAPH E:



SITE APPRAISAL PHOTOGRAPH F:





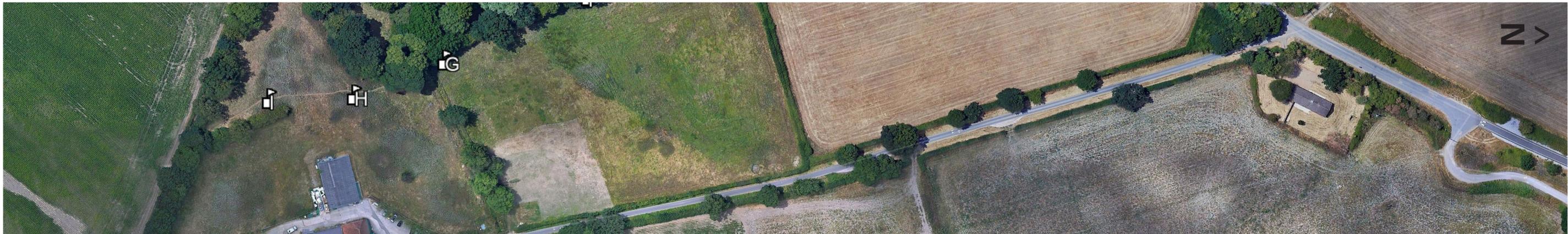
SITE APPRAISAL PHOTOGRAPH G:



SITE APPRAISAL PHOTOGRAPH H:



SITE APPRAISAL PHOTOGRAPH I:



This page is intentionally left blank

The scaling of this drawing cannot be assured			
Revision	Date	Drn	Ckd
P1	01.02.21	DS	MY
P2	23.02.21	DS	MY
P3	26.02.21	DS	MY
P4	02.03.21	DS	MY



- Legend**
- Site boundary
  - P1** - Roads/parking bays  
Black bituminous material  
(Refer to Engineers details)
  - P2** - Concrete hard-standing  
(Refer to Engineers details)
  - P3** - Compacted aggregate;  
Colour: Buff/Grey mix  
(Refer to Engineers details)
  - P4** - Porous, no dig paving construction  
within RPA. (Refer to Engineers details)
  - P5** - Footpaths.  
Black bituminous material  
(Refer to Engineers details)
  - Existing Footpath
- A scheme for the upgrade of the PRoW to be agreed with the LPA through a planning obligation
- Boundary treatment**
- F1** Fence: 3.0m ht. weld mesh secure fencing.  
Colour: Green. (Refer to dwg RG-L-100)
  - G1** Security controlled gated entry.
  - G2** Gate to match fence specification.  
Weld mesh. Colour: Green.
- Soft Landscape (Refer to plant schedules)**
- Proposed trees
  - Existing trees retained with root protection zone
  - Veteran trees retained with root protection and buffer zone
  - Existing hedges retained
  - Proposed Native Shrub Planting Mix
  - Proposed Native Hedgerow
  - Proposed EP1 Emorsgate Pond Mixture
  - Proposed EH1 Emorsgate Hedgerow Mixture with less intensely managed edges to provide diversity

- Notes**
- For further information on infrastructure & drainage, cross reference to ALP Engineer information.
  - For further information on civil engineering, cross reference to MLM Group Engineer information.
  - All construction within RPA of existing trees and hedges to be no-dig, in line with BS 5837:2012 recommendations and the Arbonist Consultant (FLAC) Tree Survey and AIA.

**EP1 - POND EDGE MIXTURE**

Pond edge mixture EP1 contains wild flowers and grasses suitable for sowing at the wet margins of ponds, streams and ditches.

**Wild Flowers**

%	Latin name	Common name
1	Angelica sylvestris	Wild Angelica
0.5	Caltha palustris	Marsh Marigold
1	Centaurea nigra	Common Knapweed
2	Eupatorium cannabinum	Hemp Agrimony
2	Filipendula ulmaria	Meadowsweet
0.5	Geum rivale	Water Avens
4	Iris pseudacorus	Yellow Iris
0.2	Lathyrus pratensis	Meadow Vetchling
0.5	Lotus pedunculatus	Greater Birdsfoot Trefoil
0.8	Lycopus europaeus	Gypsywort
2	Lythrum salicaria	Purple Loosestrife
0.5	Pulicaria dysenterica	Common Fleabane
3	Sanguisorba officinalis	Great Burnet
2	Vicia cracca	Tufted Vetch

**Grasses**

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
3	Alopecurus pratensis	Meadow Foxtail (w)
3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Briza media	Quaking Grass (w)
24	Cynosurus cristatus	Crested Dogtail
2	Deschampsia cespitosa	Tufted Hair-grass (w)
32	Festuca rubra	Slender-creeping Red-fescue
3	Hordeum secalinum	Meadow Barley (w)

**PROPOSED TREES**

Code	Species	Size	Habit
AcC	Acer campestre	18-20cm girth, 4-5 metres high	Extra Heavy Standard
BeP	Betula pendula (Silver Birch)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
PrA	Prunus Avium (Wild Cherry)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
MaS	Malus Sylvestris (Crabapple)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
CaB	Carpinus betulus (Hornbeam)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
QuR	Quercus robur (Oak)	20-25cm girth, 4-5 metres high planted height, 2 metre clear stem	Semi-Mature

**EH1 - HEDGEROW MIXTURE**

EH1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges

**Wild Flowers**

%	Latin name	Common name
2	Alliaria petiolata	Garlic Mustard
0.3	Arctium minus	Lesser Burdock
3	Centaurea nigra	Common Knapweed
1.3	Chaerophyllum temulum	Rough Chervil
3	Galium album	Hedge Bedstraw
0.8	Geum urbanum	Wood Avens
0.3	Lathyrus sylvestris	Narrow-leaved Everlasting-pea
1.5	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.3	Primula veris	Cowslip
1.5	Prunella vulgaris	Selfheal
0.3	Saponaria officinalis	Soapwort
1.4	Silene dioica	Red Campion

**Grasses**

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
7	Brachypodium sylvaticum	False Brome (w)
20	Cynosurus cristatus	Crested Dogtail
1	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Slender-creeping Red-fescue
12	Poa nemoralis	Wood Meadow-grass



**FOR PLANNING**

Project  
Film Studio Stages and Workshops (Temporary Permission)  
Land south of Cutbush Lane and the Gateway 4 plot at TVSP

Drawing Title  
**Landscape General Arrangement**  
Sheet 1 of 2

Date: 15.01.21  
Scale: 1:500@A1  
Project No: 30845

Drawn by: DS  
Drawing No: RG-L-01-1

Check by: MY  
Revision: P4



This page is intentionally left blank

The scaling of this drawing cannot be assured

Revision	Date	Drn	Ckd
P1	01.02.21	DS	MY
P2	23.02.21	DS	MY
P3	26.02.21	DS	MY
P4	02.03.21	DS	MY



- Legend**
- Site boundary
  - P1 - Roads/parking bays  
Black bituminous material  
(Refer to Engineers details)
  - P2 - Concrete hard-standing  
(Refer to Engineers details)
  - P3 - Compacted aggregate;  
Colour: Buff/Grey mix  
(Refer to Engineers details)
  - P4 - Porous, no dig paving construction  
within RPA. (Refer to Engineers details)
  - P5 - Footpaths.  
Black bituminous material  
(Refer to Engineers details)
  - Existing Footpath  
A scheme for the upgrade of the P5 to be  
agreed with the LPA through a planning  
obligation
- Boundary treatment**
- F1 Fence: 3.0m ht. wtd mesh secure fencing.  
Colour: Green. (Refer to dwg RG-L-100)
  - G1 Security controlled gated entry.
  - G2 Gate to match fence specification.  
Weld mesh. Colour: Green
- Soft Landscape (Refer to plant schedules)**
- Proposed trees
  - Existing trees retained with root  
protection zone
  - Veteran trees retained with root  
protection and buffer zone
  - Existing hedges retained
  - Proposed Native Shrub Planting Mix
  - Proposed Native Hedgerow
  - EP1 Proposed EP1 Emorsgate Pond Mixture
  - EH1 Proposed EH1 Emorsgate Hedgerow  
Mixture with less intensely managed  
edges to provide diversity
- Notes**
- For further information on infrastructure & drainage, cross reference to ALP Engineer information.
  - For further information on civil engineering, cross reference to MLM Group Engineer information.
  - All construction within RPA of existing trees and hedges to be no-dig, in line with BS 5837:2012 recommendations and the Arborist Consultant (FLAC) Tree Survey and AIA.

NOTE: Trees and native planting on adjoining land in control of Shinfield Studios and the University of Reading. Tree and native planting to be secured via Planning Obligation.

**EP1 – POND EDGE MIXTURE**

Pond edge mixture EP1 contains wild flowers and grasses suitable for sowing at the wet margins of ponds, streams and ditches.

**Wild Flowers**

%	Latin name	Common name
1	Angelica sylvestris	Wild Angelica
0.5	Caltha palustris	Marsh Marigold
1	Centaurea nigra	Common Knapweed
2	Eupatorium cannabinum	Hemp Agrimony
2	Filipendula ulmaria	Meadowsweet
0.5	Geum rivale	Water Avens
4	Iris pseudacorus	Yellow Iris
0.2	Lathyrus pratensis	Meadow Vetchling
0.5	Lotus pedunculatus	Greater Birdsfoot Trefoil
0.8	Lycopus europaeus	Gypsywort
2	Lythrum salicaria	Purple Loosestrife
0.5	Pulicaria dysenterica	Common Fleabane
3	Sanguisorba officinalis	Great Burnet
2	Vicia cracca	Tufted Vetch

**Grasses**

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
3	Alopecurus pratensis	Meadow Foxtail (w)
3	Anthoxanthum odoratum	Sweet Vernal-grass (w)
3	Briza media	Quaking Grass (w)
2	Cynosurus cristatus	Crested Dogtail
2	Deschampsia cespitosa	Tufted Hair-grass (w)
32	Festuca rubra	Slender-creeping Red-fescue
3	Hordeum secalinum	Meadow Barley (w)

**EH1 – HEDGEROW MIXTURE**

EH1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted or established hedges

**Wild Flowers**

%	Latin name	Common name
2	Alliaria petiolata	Garlic Mustard
0.3	Arctium minus	Lesser Burdock
3	Centaurea nigra	Common Knapweed
1.3	Chaerophyllum temulum	Rough Chervil
3	Galium album	Hedge Bedstraw
0.8	Geum urbanum	Wood Avens
0.3	Lathyrus sylvestris	Narrow-leaved Everlasting-pea
1.5	Leucanthemum vulgare	Oxeye Daisy - (Moon Daisy)
0.3	Primula veris	Cowslip
1.5	Prunella vulgaris	Selfheal
0.3	Saponaria officinalis	Soapwort
1.4	Silene dioica	Red Campion

**Grasses**

%	Latin name	Common name
10	Agrostis capillaris	Common Bent
2	Anthoxanthum odoratum	Sweet Vernal-grass (w)
7	Brachypodium sylvaticum	False Brome (w)
20	Cynosurus cristatus	Crested Dogtail
1	Deschampsia cespitosa	Tufted Hair-grass (w)
28	Festuca rubra	Slender-creeping Red-fescue
12	Poa nemoralis	Wood Meadow-grass

**PROPOSED TREES**

Code	Species	Size	Habit
AcC	Acer campestre	18-20cm girth, 4-5 metres high	Extra Heavy Standard
BeP	Betula pendula (Silver Birch)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
PrA	Prunus Avium (Wild Cherry)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
MaS	Malus Sylvestris (Crabapple)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
CaB	Carpinus betulus (Hornbeam)	18-20cm girth, 4-5 metres high	Extra Heavy Standard
QuR	Quercus robur (Oak)	20-25cm girth, 4-5 metres high planted height, 2 metre clear stem	Semi-Mature

**NATIVE SHRUB PLANTING MIX**

Species	Height/Spread (cm)	Specification	% Mix
Salix caprea (Willow)	60-80	1+2: Branched: 3 brks:BR	10
Crataegus monogyna (Hawthorn)	60-80	1+2: Branched: 3 brks:BR	25
Cornus sanguinea 'Midwinter Fire' (Dogwood)	60-80	1+2: Branched: 3 brks:BR	30
Ligustrum vulgare (Wild Privet)	60-80	1+2: Branched: 3 brks:BR	5
Ilex aquifolium (Holly)	60-80	1+2: Branched: 3 brks:BR	10
Rosa canina (Dog Rose)	60-80	1+2: Branched: 3 brks:BR	5
Euonymus europaea (Spindle)	60-80	1+2: Branched: 3 brks:BR	10
Cystus scoparius (Broom)	60-80	1+2: Branched: 3 brks:BR	5

**NATIVE HEDGEROW PLANTING**

%	Species
15	Acer campestre (Field maple)
20	Corylus avellana (Hazel)
20	Crataegus monogyna (Hawthorn)
10	Ilex aquifolium (Holly)
5	Prunus spinosa (Blackthorn)
5	Quercus robur (Oak)
10	Rosa canina (Dog Rose)
15	Viburnum lantana (Wayfaring Tree)

All planting to be double staggered rows, 500mm between plants and rows in groups of 9-25no.

**FOR PLANNING**

Project  
Film Studio Stages and Workshops (Temporary Permission)  
Land south of Cutbush Lane and the Gateway 4 plot at TVSP

Drawing Title  
**Landscape General Arrangement**  
Sheet 2 of 2

Date: 01.02.21  
Scale: 1:500@A1  
Project No: 30845

Drawn by: DS  
Drawing No: RG-L-01-2

Check by: MY  
Revision: P4

**BARTON WILLMORE**

Town Planning • Master Planning & Urban Design • Architecture •  
Landscape Planning & Design • Infrastructure & Environmental Planning •  
Heritage • Graphic Communication •  
Communications & Engagement • Development Economics

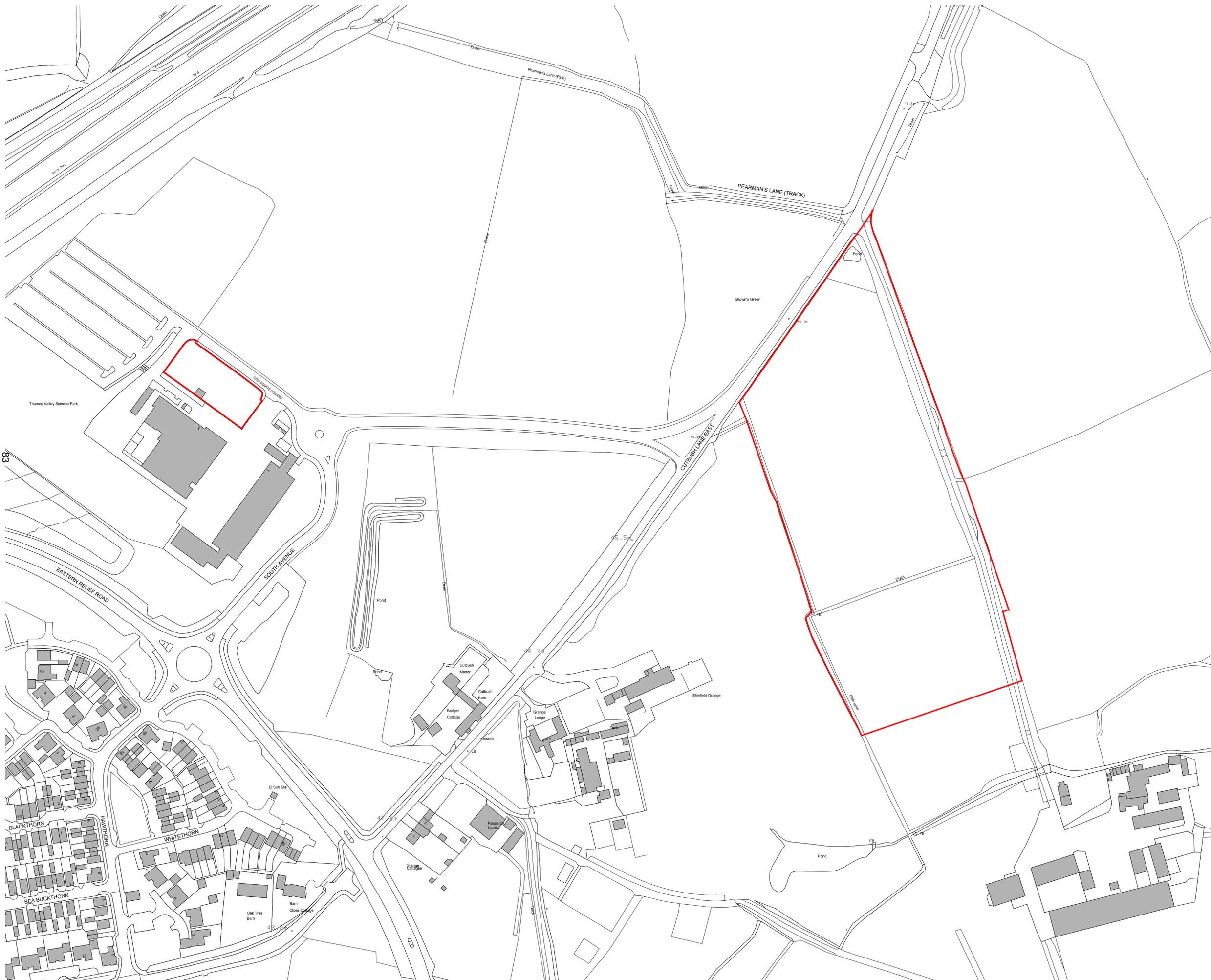
bartonwillmore.co.uk

Offices at Birmingham Bristol Cambridge Cardiff Ebbw Vale Edinburgh  
Glasgow Leeds London Manchester Newcastle Reading Southampton

This page is intentionally left blank



Application site area 4.34 ha



01	Planning issue	NM	01Feb21	JL
Revision	Description	Drawn	Date	Checked

Checked  
JL

**SCOTT BROWNRIGG**

St Catherine's Court  
46-48 Portsmouth Road  
Guildford GU2 4DU  
T +44 (0)1483 568686  
F +44 (0)1483 575630  
W scottbrownrigg.com

Client's Name  
**Shinfield Studios**

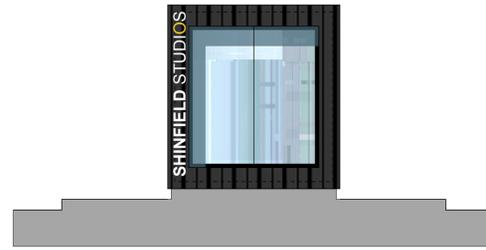
Job Title  
**Film Studio Stages & Workshops,  
Land south of Cutbush Lane & the  
Gateway 4 plot at TVSP**  
Drawing title  
**Site location plan**

Scale  
**1 : 1250 @ A1**  
[metres | 25 | 50 | 75 | 100 | 125]

Job No  
**18546-SBR-TFS-XX-DR-A-80101** Revision  
**01**

Status  
**PLANNING**

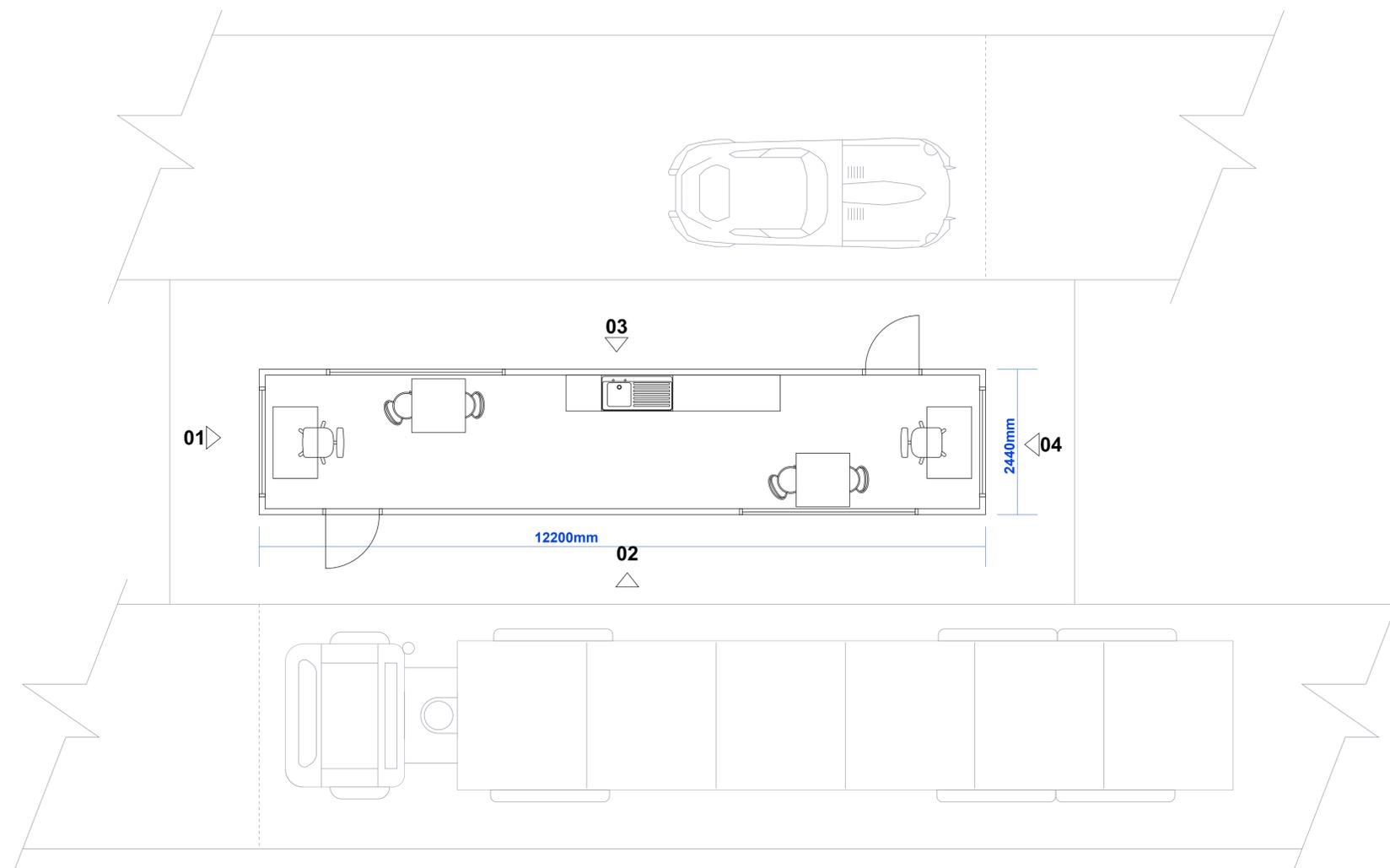
This page is intentionally left blank



**ELEVATION 2 AND 4**



**ELEVATION 1 AND 2**



**GROUND FLOOR PLAN**

85

Revision	Description	Drawn	Date	Checked
01	Issued for planning	NM	01Feb21	JL

Checked  
**JL**

**SCOTT BROWNRIGG**

St Catherine's Court  
 46-48 Portsmouth Road  
 Guildford GU2 4DU  
 T +44 (0)1483 568686  
 F +44 (0)1483 575830  
 W scottbrownrigg.com

Client's Name  
**Shinfield Studios**

Job Title  
**Film Studio Stages & Workshops,  
 Land south of Cutbush Lane & the  
 Gateway 4 plot at TVSP**  
 Drawing title  
**Site ancillary structures  
 Security hut**

Scale  
**1 : 50 @ A1**  
 [metres 1 2 3 4 5]

Job No  
**18546**  
 Drawing No  
**18546-SBR-TFS-  
 XX-DR-A-83104**  
 Revision  
**01**

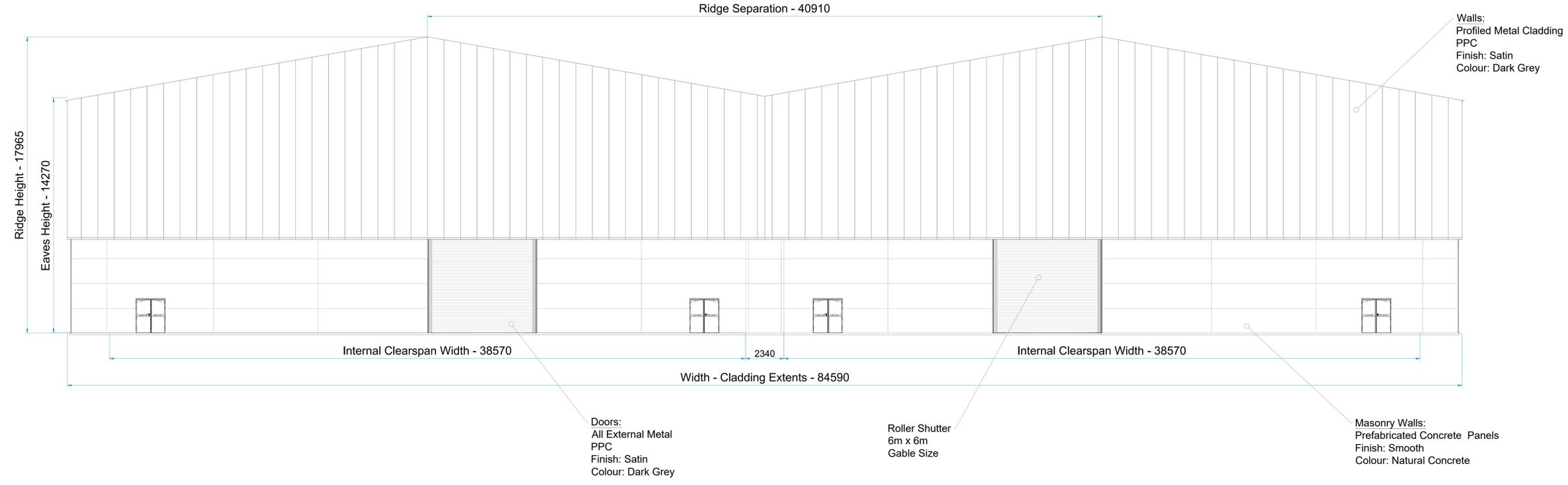
Status  
**PLANNING**

This page is intentionally left blank

# H438 12m

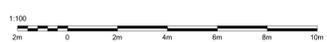
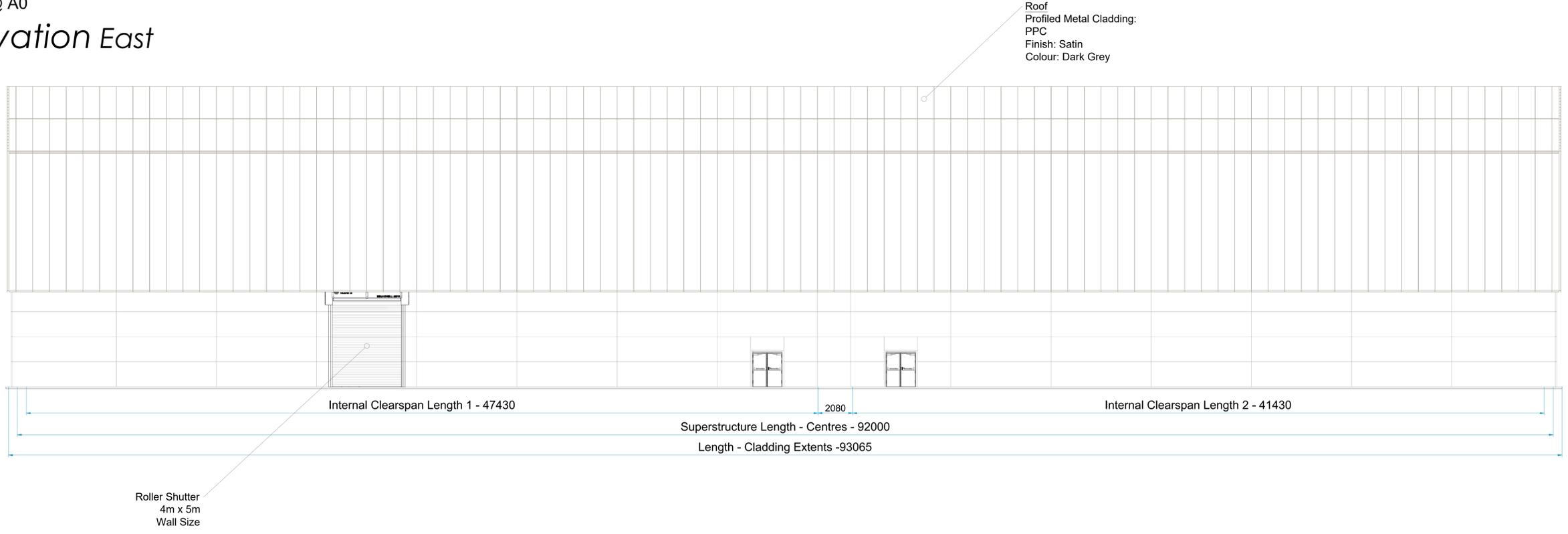
SCALE | 1:100 @ A0

## Front Elevation South



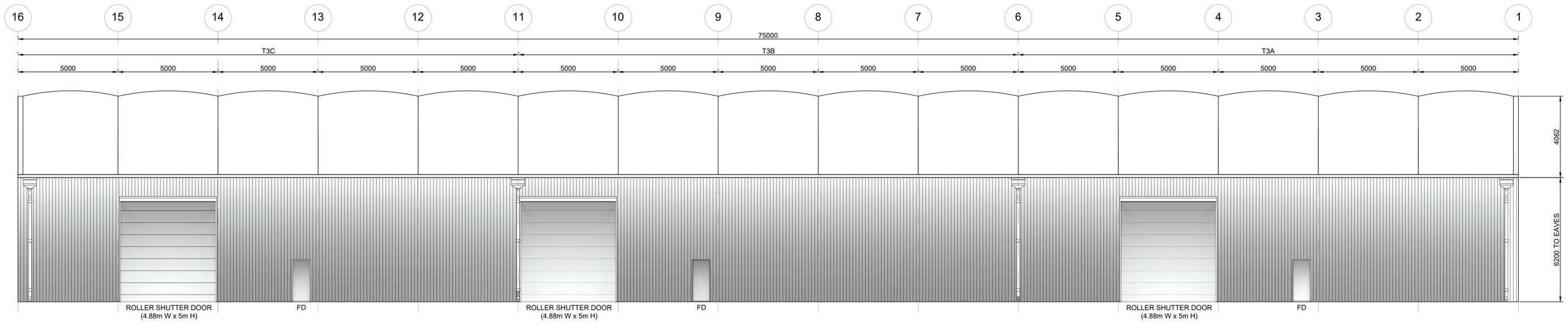
SCALE | 1:100 @ A0

## Side Elevation East



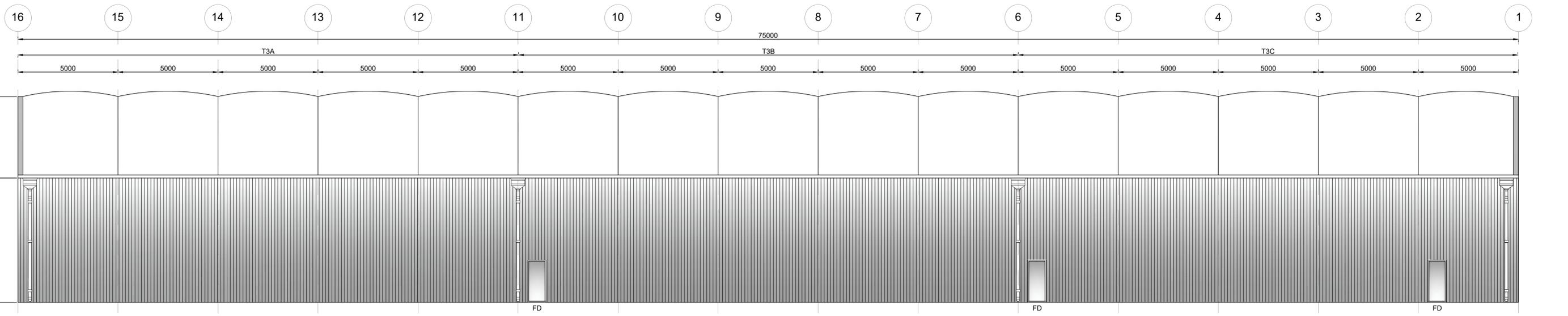
South/East Elevations	
Title	Meganova 43.8m x 92m x 18m Stage
Client	Shinfield Studios
Site	Reading
Drawn By	Edmund Knoedler
Dim'd By	Edmund Knoedler
Checked By	Max Corfield
Date	1 February 2021
Dwg No	21_MEGA_H438_COM_GEN_12_1
Scale	NTS A0 Layout A0-FS-E-SE

This page is intentionally left blank



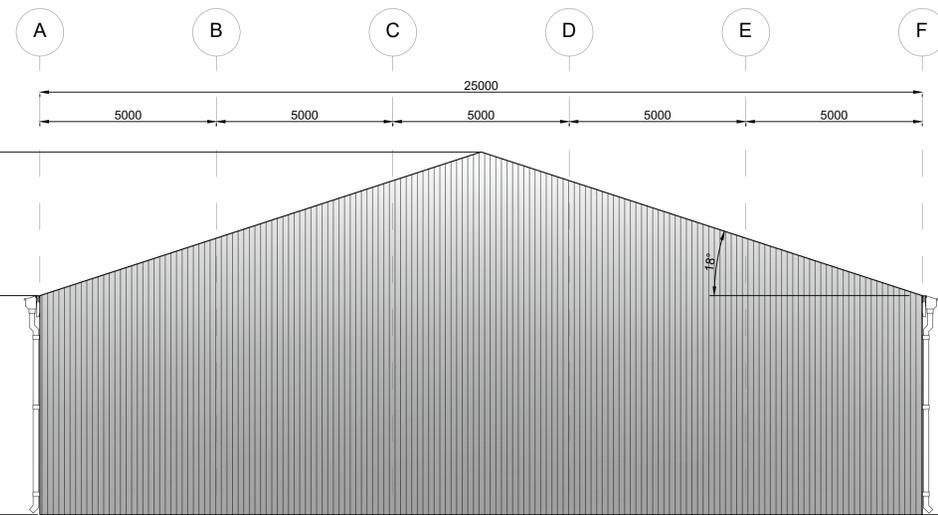
WORKSHOP T3 (25m x 75m) ELEVATION ON GRID LINE A

SCALE 1:100



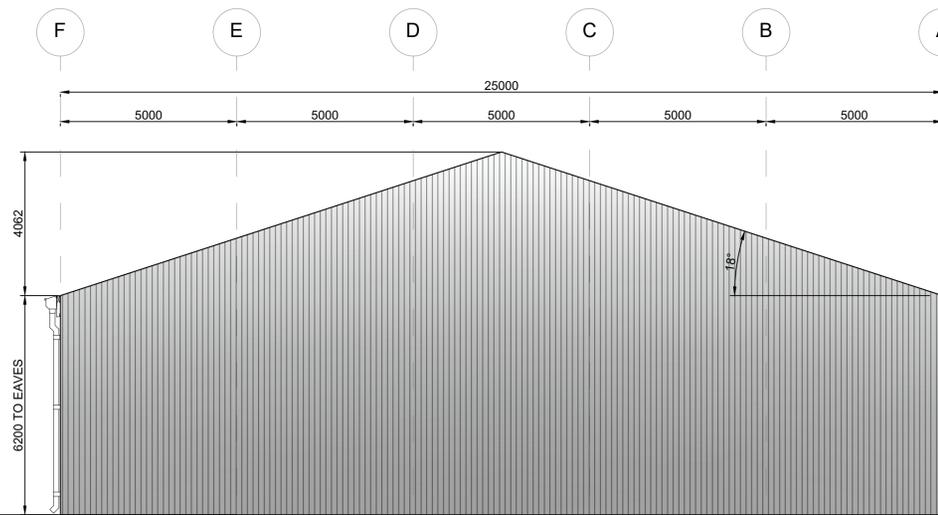
WORKSHOP T3 (25m x 75m) ELEVATION ON GRID LINE F

SCALE 1:100



WORKSHOP T3 (25m x 75m) ELEVATION ON GRID LINE 1

SCALE 1:100



WORKSHOP T3 (25m x 75m) ELEVATION ON GRID LINE 16

SCALE 1:100

NOTES

- DO NOT SCALE FROM THIS DRAWING MANUALLY OR ELECTRONICALLY. WRITTEN PERMISSION MUST BE OBTAINED FROM DATUM PRIOR TO SCALING ELECTRONICALLY OR USING THIS ELECTRONIC FILE.
- FIRE ESCAPE DOORS - 0.88m WIDE x 2.075m HIGH. ALL STEEL EXTERNAL DOORS IN PPC SATIN FINISH MID GREY COLOUR (FD).
- ROLLER SHUTTER DOORS - 4.88m WIDE x 5m HIGH ALL STEEL ROLLER SHUTTER DOORS IN PPC SATIN FINISH MID GREY COLOUR.
- EXTERNAL WALL FINISH - STEEL COMPOSITE PIR MICRO RIB WALL CLADDING PANELS IN SATIN FINISH MID GREY COLOUR INSTALLED VERTICALLY.
- ROOF FINISH - INDUSTRIAL GRADE WHITE ALL WEATHER PVC DOUBLE SKIN INFLATED ROOF COVERS VIA 24/7 QUIET RUN INTERNAL COMPRESSOR) FORMING A PERMANENT AIR POCKET CURVATURE FOR NO CONDENSATION.
- EAVES HEIGHT OF ALL WORKSHOPS IS 6.2M AND ALL EXTERIOR APEX HEIGHTS ARE UNIFORMLY 10262MM WITH STANDARD 18 DEGREE ROOF PITCH THROUGHOUT.

REV	DATE	REVISION	MADE	CHK	APP
B	26.01.2021	REVISED TO SUIT CLIENT COMMENTS	DR	JS	.
A	20.01.2021	FIRST ISSUE	DR	JS	.

PURPOSE OF ISSUE  
STATUS: SUITABLE FOR

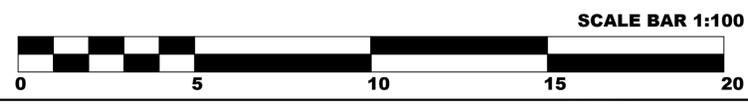
Clear Span Buildings Ltd  
The Grange  
Llantrinio  
Llanymynech  
Powys  
SY22 6SG

CLIENT  
PROJECT

SHINFIELD STUDIO WORKSHOPS

DRAWING TITLE  
WORKSHOP T3A, B & C  
25m x 75m  
ELEVATIONS

SCALE	DRAWN/DESIGN	CSL REF	REVISION
1:100 @A1	DR	1000	B
PROJECT	ORIGINATOR	VOLUME/ LEVELS & LOCATIONS	TYPE
1000- CSL - ZZ - XX - DR - S - 009			



PRINT ACCURACY INDICATOR 50mm 100mm

AUTOCAD 2021

This page is intentionally left blank

PLANNING REF : 210387  
PROPERTY ADDRESS : Shinfield Parish Hall  
: Shinfield Paris School Green, Shinfield, Berkshire  
: RG2 9EH  
SUBMITTED BY : Mr Mike Balbini  
DATE SUBMITTED : 03/03/2021

COMMENTS:

The Shinfield Parish Council fully support this application as it brings a huge amount of benefits to the local economy and job prospects.

This page is intentionally left blank

# Agenda Item 71.

Application Number	Expiry Date	Parish	Ward
201833	24 February 2021 (PPA)	Sonning	Sonning;

<b>Applicant</b>	Arlington Retirement Lifestyles
<b>Site Address</b>	Land South of Old Bath Road Sonning, RG4 6GQ
<b>Proposal</b>	Outline application with Appearance and landscaping reserved for the proposed 57 dwellings suitable for older persons accommodation (Use Class C3) with consideration of means of access, layout and scale to be determined. Following demolition of existing dwellings.
<b>Type</b>	Outline
<b>Officer</b>	Andrew Chugg
<b>Reason for determination by committee</b>	Major application

<b>FOR CONSIDERATION BY</b>	Planning Committee on Wednesday, 24 March 2021
<b>REPORT PREPARED BY</b>	Assistant Director – Place

SUMMARY
<ul style="list-style-type: none"> <li>• The proposal would provide 57 no. 1 and 2-bedroom apartments for occupation by the 60's. While this does not meet a defined 'care accommodation' need within the borough, the principle of delivery of private C3 units on an existing 'within settlement' housing site (which already has permission for redevelopment for six detached dwellings) is acceptable in principle.</li> <li>• While being a significant increase in the scale and massing of the three existing properties on site, the proposed development would provide an appropriate transition in height and scale between the substantially larger Sunrise Nursing Home building and Redgrave when viewed from Old Bath Road. The proposal would also provide suitable separation between blocks in order that it respects the overall character and appearance of the surrounding area; including views to and from the countryside to the south.</li> <li>• Sufficient separation distances would be retained between the proposed blocks in order to protect the residential amenity of residents that occupy the existing dwellings located adjacent to the application site.</li> <li>• Adequate parking provision would be provided noting the nature of the development and likely lower car ownership levels. There are no highway safety concerns relating to the development.</li> <li>• Adequate surface water drainage measures have been provided with this application and further required details in respect of landscaping, ecology, sustainable design, archaeology or environmental health issues can be secured either under the Reserved Matters and/or via the recommended conditions.</li> </ul>

- The proposal would provide full policy-compliant planning obligations in respect of financial contributions towards Affordable Housing within the borough and an Employment Skills Plan.
- Detailed issues of landscaping and appearance are reserved for determination at a later stage.

#### **PLANNING STATUS**

- Limited Development Location (Countryside directly to the south/rear of the site)
- Affordable Housing Thresholds
- Bat Roost Habitat Suitability Model
- Tree Preservation Orders
- SSSI Impact Risk Zones
- Green Routes and Riverside Paths Consultation Zone
- Risk of Flooding from Surface Water Zone (mostly 1 in 1,000-year extent)
- Minerals Site Consultation Area
- Replacement Mineral Local Plan

#### **RECOMMENDATION**

**That the committee authorise the GRANT OF PLANNING PERMISSION subject to the following:**

**A. Completion of a legal agreement pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) to secure the provision of:**

- 1) An index-linked commuted payment towards affordable housing in the borough,
- 2) An index-linked commuted payment for the provision of an Employment Skills Plan (ESP),
- 3) Provision of a Travel Plan to promote alternative forms of transport to and from the site, other than by the private car; and
- 4) Occupation of the units hereby approved shall be limited to where one or more of the proposed occupants of each dwelling is over 60 years of age, unless otherwise agreed in writing by the Local Planning Authority.

If the Agreement is not completed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

If the Agreement is not completed within 3 months of the date of this resolution, Planning Permission will be refused unless the Operational Manager for Development Management in consultation with the Chairman of the Planning Committee agree to a later date.

## **B. Conditions and informatives:**

### *Conditions:*

Outline permission – Time periods and submission of details

1. a) No development shall commence until details of the Appearance and Landscaping (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) hereinafter called "the reserved matters", have been submitted to and approved in writing by the local planning authority and the development shall be carried out as approved.  
b) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission. The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved.  
Reason: In pursuance of s.92 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

Approved plans and details

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

8399-BOW-A1-ZZ-DR-0000-02- Site Plan

8399-BOW-A1-ZZ-DR-2000-01- Plans Block A

8399-BOW-A1-ZZ-DR-2000-02- Plans Block B

8399-BOW-A1-ZZ-DR-2000-03- Plans Block C

8339-BOW-A1-ZZ-DR-Block B Visual

8339-BOW-A1-Block C front Visual

8339-BOW-A1-Block A front Visual

8399-BOW-A1-ZZ-DR-3000-03- Sections 3

8399-BOW-A1-ZZ-DR-3000-02- Sections 2

8399-BOW-A1-ZZ-DR-3000-01- Sections 1

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part1

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part2

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part3

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part4

DESIGN&ACCESS\_STATEMENT\_THE\_RANGE\_SONNING AM\_Part5

8399-BOW-A1-ZZ-DR-Existing Site Plan

8399-BOW-A1-ZZ-DR-Location Plan

Flood Risk Assessment and Drainage Strategy (dated 17/07/20) as prepared by JUDWAA Consulting

as received by the local planning authority on 23 July 2020; and

2001 Floor Plans – Block A.pdf

2002 Floor Plans-Block B.pdf

2003 Floor Plans-Block C.pdf

8399-BOW-A1-ZZ-DR-000-02-Site Plan -P2.pdf

as received by the local planning authority on 02 September 2020; and

8399-BOW-A1-ZZ-DR-000-02-Site Plan-Existing Hatched

as received by the local planning authority on 26 August 2020; and

8399-bow-a1-00-dr-a-1003-p5\_Proposed Site Plan.pdf  
as received by the local planning authority on 30 September 2020; and

Addendum No 1 - Flood Risk Assessment and Drainage Strategy  
as received by the local planning authority on 08 September 2020.

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.

#### External materials

3. Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

#### Details of boundary walls and fences

4. Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

#### Potential contaminated land

5. a) If contamination is found at any time during site clearance, groundwork and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Should no evidence of contamination be found during the development a statement to that effect shall be submitted to the local planning authority.

b) Works shall be carried out in accordance with the approved 'remediation method statement' (submitted to comply with condition 5a above) and a final validation report shall be submitted to the local planning authority before the site (or relevant phase of the development site) is occupied.

Reason: To protect future occupiers and users of the site from the harmful effects of contamination. Relevant policy: MMD Local Plan policy CC06 and Core Strategy policy CP3.

#### External Lighting

6. No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in

writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting shall be installed in accordance with the approved details and shall thereafter be retained in accordance with the approved details.

Reason: To protect residential amenity. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 and Local Plan policy TB21.

#### Construction Environmental Management Plan (CEMP)

7. No development (including demolition and site clearance) shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:
- the control of dust, odour and other effluvia
  - the control of noise (including noise from any piling and permitted working hours)
  - the control of pests and other vermin (particularly during site clearance)
  - the control of surface water run-off)
  - the control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site

Construction activity shall be carried out in accordance with the approved CEMP.

Reason: To protect residential amenity. Relevant policy: Core Strategy policies CP3 & CP6.

#### Permitted hours of work

8. No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or public holiday.

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.

#### Communications Plan

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority, a Communications Plan. The Plan shall specify methods for communicating with local residents, including the creation of a liaison group to meet in accordance with an agreed schedule. The Plan shall be carried out as approved until the final completion of the development.

Reason: In order to minimise disturbance to neighbours during construction works.

Relevant policy: Core Strategy policy CP3

#### Ground and building levels

10. No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

#### Visibility splays

11. Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access to include visibility splays of 43m x 2.4m. The access shall be formed as so approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

#### Demolition and Construction Method Statement

12. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
- i) the parking of vehicles of site operatives and visitors,
  - ii) loading and unloading of plant and materials,
  - iii) storage of plant and materials used in constructing the development,
  - iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
  - v) wheel washing facilities,
  - vi) measures to control the emission of dust and dirt during construction,
  - vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

#### Highway Construction Details

13. Prior to the commencement of development, full details of the construction of roads and footways, including levels, widths, construction materials, depths of construction, surface water drainage and lighting shall be submitted to and approved in writing by the local planning authority. The roads and footways shall be constructed in accordance with the approved details to road base level before the development is occupied and the final wearing course will be provided within 3 months of occupation unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that 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.

#### Cycle parking

14. Prior to the commencement of the development hereby permitted, details of secure and covered bicycle storage/parking facilities for the occupants of (and visitors to) the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted

and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: To ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

#### Parking Management Strategy

15. Prior to the first occupation of the development, a Parking Management Strategy for the management of the parking arrangements shall be submitted to and approved in writing by the local planning authority. The submitted Parking Management Strategy shall include details of the management of all parking spaces and the monitoring and the delivery of additional electric vehicle charging spaces when required.

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

#### Electric Vehicle Charging

16. Prior to first occupation of the development, details for Electric Vehicle Charging points serving the development shall be submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging points shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted and shall be permanently retained in the approved form for the charging of electric vehicles and used for no other purpose.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

#### Protection of trees

17. a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).
- b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.
- 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 in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

#### Landscape Proposals

18. Prior to the commencement of the development, full details of both hard and soft landscape proposals (including all the ecological enhancements specified within section 7.0 of the submitted Preliminary Ecological Appraisal as prepared by Lizard Landscape Design and Ecology, ref: LLD1856, July 2020) shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB06 and TB21.

19. Landscape management

Prior to the commencement of the development a landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned, domestic gardens, shall be submitted to and approved in writing by the local planning authority. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that provision is made to allow satisfactory maintenance of the landscaping hereby approved. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

#### Obscure glazing on windows

20. The first and second floor windows in the west elevation of units 9, 10, 16 and 17 of Block A of the development hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties.  
Relevant policy: Core Strategy policy CP3

#### Drainage

21. No building hereby permitted shall be occupied until the sustainable drainage scheme for the site has been completed in accordance with the submitted details; i.e. the submitted Flood Risk Assessment and Drainage Strategy and Addendum No 1 - Flood Risk Assessment and Drainage Strategy, as outlined in Condition 2 above. The sustainable drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

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.

#### Archaeology

22. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured the implementation of a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. A programme of archaeological work is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance.

Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25.

#### Protected Species

23. No works affecting the bat roosts shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or an email from Natural England that the site has been registered under the bat mitigation class licence) has been submitted to the local planning authority. Thereafter mitigation measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the local planning authority prior to commencement of works.

Reason: To ensure that bats, a material consideration, are not adversely affected by the development. Relevant policy: Policy TB23 of the MDD Local Plan and Core Strategy Policy CP7.

#### Biodiversity Enhancements

24. Works are to be carried out in full accordance with the ecological enhancement measures specified in paragraphs 4.16 to 4.32 and appendices I and II of the submitted Method Statement for Planning given in Section 8 of the submitted Bat Activity Surveys report (Crossman Associates, ref: A1144.001, August 2020), unless otherwise agreed in writing by the Council.

Reason: To secure a net gain for biodiversity as per NPPF paras. 170 and 175.

#### Sustainable Energy requirements

25. Prior to the commencement of development a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (as defined in the glossary of Planning Policy Statement: Planning and Climate Change (December 2007) or any subsequent version) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented before the development is first occupied and shall remain operational for the lifetime of the development.

Reason: Reason: To ensure developments contribute to sustainable development.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

#### Informatives:

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- justification for proposed parking levels;
- demonstration of acceptable vehicle 'swept paths' and manoeuvrability on site;
- surface water drainage measures;
- crime prevention design amendments, and
- discussing over financial viability of the scheme and the necessary planning obligations.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. The development hereby permitted is liable to pay the Community Infrastructure Levy. This is a matter for the developer. The Liability Notice issued by Wokingham Borough Council will state the current chargeable amount. Anyone can formally assume liability to pay, but if no one does so then liability will rest with the landowner. There are certain legal requirements that must be complied with. For instance, whoever will pay the levy must submit an Assumption of Liability form and a Commencement Notice to Wokingham Borough Council prior to commencement of development. For more information see - <http://www.wokingham.gov.uk/planning/developers/cil/cil-processes/>
3. The requisite Travel plan would need to comply with the latest national and local guidance:
- 1) NPPF Section 9 (Sustainable Transport)
  - 2) The Essential Guide to Travel Planning (DfT, March 2008)
  - 3) Delivering Travel Plans Through the Planning Process (DfT, April 2009)
  - 4) A Guide on Travel Plans for Developers (DfT)
  - 5) Making Residential Travel Plans Work (DfT, June 2007) All accessible at: <http://www.dft.gov.uk/pgr/sustainable/travelplans/>

<https://www.gov.uk/government/policies/improving-local-transport>  
WBC Transport Plan 3 and Active Travel Plan 2011 – 2026  
WBC Workplace Travel Plan Guidance and Residential Travel Plan Guidance Documents, covering workplace travel plans and residential travel plans provide local guidance and are available on the Borough’s website.

4. Waste information for developers can be found here:  
<https://www.wokingham.gov.uk/rubbish-and-recycling/collections/waste-information-for-developers/>
  
5. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.
  
6. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated [INSERT], the obligations in which relate to this development.

<b>RELEVANT PLANNING HISTORY</b>		
<b>Application No.</b>	<b>Proposal</b>	<b>Decision</b>
200354	<i>'Red Lodge and side garden of 'The Range'</i> : Full application for the proposed erection of 7no. detached residential dwellings with garages, widening of the existing access road, plus associated works on land currently comprising 'Red Lodge' and part of the garden of the adjacent property 'The Range', following demolition of 'Red Lodge'.	WITHDRAWN - 16 April 2020
190693	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	APPROVED – 26 Nov 2019
182797	<i>'The Lawns'</i> : Full planning application for the proposed erection of a 1no. dwelling including landscaping.	REFUSED – 25 Feb 2019
171424	<i>'Red Lodge and 'The Range'</i> : Full planning application for the demolition of two existing dwellings and the erection six replacement dwellings (net gain of four), garages and ancillary landscaping accessed of the existing drive including landscaping.	APPROVED – 26 April 2018
122418	<i>'The Range'</i> : Proposed erection of single storey side and rear extensions plus change of pitched roof to flat roof terrace on rear elevations, and conversion of garage to habitable room and erection of triple detached garage.	WITHDRAWN – 12 March 2012

082164	'The Range': Proposed single storey side and rear extensions plus change pitched roof to flat roof terrace on side elevation, conversion of garage to habitable rooms and erection of triple detached garage with rear and front dormer windows at first floor level.	WITHDRAWN – 22 May 2008
081776	'The Range': Proposed erection of single storey side and rear extensions plus change pitched roof to flat roof terrace on rear elevations conversion of garage to habitable room and erection of triple detached garage.	APPROVED – 04 Nov 2008
071462	'The Range': Proposed erection of single storey side and rear extensions plus first floor rear terraces with spiral staircase and conversion of garages to habitable rooms. Erection of 2-storey linked detached triple garage with habitable space at first floor level and front and rear dormer windows.	REFUSED – 17 Oct 2007

### SUMMARY INFORMATION

Site Area – 1.18ha

Existing units – 3 large detached dwellings ('Red Lodge', 'The Lawns' and 'The Range')

Proposed units – 57 apartments (49 no. 2-beds and 8 no. 1 beds)

Existing density – 2.5 dwellings per hectare (DPH)

Proposed density – 48 dwellings per hectare (DPH)

Number of affordable units proposed – Nil but full policy compliant financial contribution proposed

Existing land use – Residential

Proposed Public Open Space – Communal amenity spaces to serve each block

Existing parking spaces – In excess of requirements for the existing three dwellings

Proposed parking spaces - 63 spaces (including 10 disabled spaces)

### CONSULTATION RESPONSES

Internal:

WBC Growth & Delivery (Planning Policy)

No objection given the sites in-settlement location. The proposal falls within the PPG definition of '*age-restricted general marketing housing*' as it would provide lower levels of care and communal facilities.

WBC Strategy and Commissioning People (Adult) Services	No objection but the proposal doesn't meet the Council's Adult Social Care needs given the low levels of care proposed.
WBC Housing Policy Officer	No objection subject to securing an index-linked financial contribution in-lieu of 40% affordable housing.
WBC Highways	No objection subject to conditions.
WBC Landscape & Trees	No objection subject to conditions.
WBC Environmental Health (Public Protection Partnership)	No objection subject to conditions.
WBC Economic Prosperity & Place (Community Infrastructure)	No objection subject to an Employment Skills Plan or a financial contribution in lieu being secured via s106.
WBC Drainage	No objection.
WBC Ecologist	No objection subject to conditions.
WBC Cleaner & Greener (Waste Services)	No objection. Recommends standard informative.
<u>External:</u> TVP Crime Prevention Design Officer	No objection following the submission of amended plans that address initial concerns raised regarding improvements needed to provide secure access lobbies.
Berkshire Archaeology	No objection subject to condition
Berks, Bucks and Oxon Wildlife Trust	No response received
ESP Utilities Group	No objection
Royal Berkshire Fire and Rescue	Commented that the proposal would impose an additional burden on the Fire Authority's existing infrastructure.
Natural England	No response received
Southern Gas Networks	No objection

SEEN Power Distribution	No objection
Thames Water	No objection

## REPRESENTATIONS

**Sonning Parish Council:** Object on the following grounds:

- Proposal is overly dense in contrast with its low-density surroundings.
- Lack of local amenities (e.g. buses, shops, medical facilities etc) to serve the development.
- Site is not in a sustainable location.
- Adverse impact on highway safety.
- Additional burden on medical services due to the aged population it would serve.
- Detriment to residential amenities and privacy.

**Charvil Parish Council:** Object on the following grounds:

- While not in Charvil Parish, proposal is overdevelopment and out of character with the area
- Unacceptable overlooking
- Impact on local traffic would be excessive
- Lack of amenities to serve the development

**Local Members:** Cllr. Firmager objects on the following grounds:

- Proposal is overdevelopment and out of character with the area
- Adverse impact on already congested roads especially on match days at the nearby rugby club
- Site is served by infrequent bus links and is a long way from local amenities.

**Neighbours:** 17 objections received from neighbours, including Rt Hon Theresa May MP (Maidenhead) and Sonning & Sonning Eye Society:

- Inaccuracies in the planning submission; e.g. parking numbers and minimum age for residents (*amended plans were submitted to address these points*)
- Adverse impact on highway safety and traffic congestion; especially when the nearby rugby ground hosts events (*addressed in Paras. 42 to 45 below*)
- Inadequate parking provision (*addressed in Paras. 46 to 49 below*)
- Overly dense development with excessive height and bulk (*addressed in Paras. 16 to 29 below*)
- Loss of privacy and overlooking to neighbours, including 4 Sonning Gate (*addressed in Paras. 30 to 41 below*)
- Lack of local amenities (e.g. buses, shops, medical facilities etc) to serve the development (*addressed in Paras. 50 to 52 below*)
- Insufficient soft landscaping would be retained to protect the overlook of neighbours and protect the skyline and visual amenity of the area (*addressed in Paras. 16 to 29 and 30 and 41 below*)
- Detrimental noise and disturbance (*addressed in Paras. 63 to 65 below*)
- Detrimental impact on wildlife (*addressed in Paras. 74 to 79 below*)
- If approved, conditions and planning obligations should be imposed to secure cycle storage, solar panels, a pedestrian crossing point across the A4, electric vehicle

charging bays, landscaping, and a Traffic Management Plan (addressed in Officer's recommendation above and Para. 46 to 49 below)

<b>APPLICANTS POINTS</b>	
•	The proposal makes full policy-compliant contributions towards affordable housing and Employment Skills Plan.
•	The site is within the settlement boundary and the principle of its redevelopment has been accepted following approval of application 171424.
•	The proposed development of specialist housing for older people responds to an ageing trend that is intensifying throughout Wokingham borough.
•	Proposal does not detract from the character of the area. The Sunrise 3 storey assisted living and care home adjoining the site, as well as Sonning Gate, Seagrave Close and the Birchley redevelopments have changed the character of the area.
•	Residential amenity of neighbours is protected by suitable back-to-back distances. The drawings demonstrate that there are sufficient separation distances would be retained to protect properties from any significant overshadowing, overlooking or overbearing impacts in compliance with the adopted design guide.
•	The application is supported by a Landscape Masterplan which demonstrates how green infrastructure has informed the development proposals with existing vegetation along the site boundaries being retained and enhanced to maintain the visual amenity with neighbouring properties.
•	The layout ensures that the majority of trees and hedgerows will be retained and enhanced as part of the wider landscape strategy. The proposal ensures that the trees of high (Category 'A') and moderate (Category 'B') value are retained with 3 only low value Category 'C' and 'U' trees being proposed for removal.
•	There would be no adverse highway impacts. A Stage 1 Road Safety Audit has been undertaken of the site access proposals and is acceptable to highways. Car parking for occupants and visitors is acceptable, as is refuse collection access.
•	Sustainability of the location. The Inspector on the Sunrise scheme noted that the site is sustainable within <i>“easy walking distance to a significant residential area and of frequent bus service.”</i>

<b>PLANNING POLICY</b>		
National Policy	<b>NPPF</b>	National Planning Policy Framework
Adopted Core Strategy DPD 2010	<b>CP1</b>	Sustainable Development
	<b>CP2</b>	Inclusive Communities
	<b>CP3</b>	General Principles for Development
	<b>CP4</b>	Infrastructure Requirements
	<b>CP5</b>	Housing mix, density and affordability

	<b>CP6</b>	Managing Travel Demand
	<b>CP7</b>	Biodiversity
	<b>CP9</b>	Scale and Location of Development Proposals
	<b>CP10</b>	Improvements to the Strategic Transport Network
Adopted Managing Development Delivery Local Plan 2014	<b>CC01</b>	Presumption in Favour of Sustainable Development
	<b>CC02</b>	Development Limits
	<b>CC03</b>	Green Infrastructure, Trees and Landscaping
	<b>CC04</b>	Sustainable Design and Construction
	<b>CC05</b>	Renewable energy and decentralised energy networks
	<b>CC06</b>	Noise
	<b>CC07</b>	Parking
	<b>CC10</b>	Sustainable Drainage
	<b>TB05</b>	Housing Mix
	<b>TB06</b>	Development of private residential gardens
	<b>TB07</b>	Internal Space standards
	<b>TB12</b>	Employment Skills Plan
	<b>TB21</b>	Landscape Character
	<b>TB23</b>	Biodiversity and Development
Supplementary Planning Documents (SPD)	<b>BDG</b>	Borough Design Guide – Section 4
	<b>DS</b>	Sonning Parish Design Statement (2004)
	<b>SPD</b>	Affordable Housing SPD
	<b>SPD</b>	Sustainable Design and Construction SPD
	<b>NDSS</b>	DCLG – Nationally Described Space Standards

## PLANNING ISSUES

### Description of Development:

1. The proposal seeks outline planning permission for up to 57 dwellings (1 and 2-bed apartments) for older persons, i.e.: over 60's, with matters of appearance and landscaping reserved for future determination. The proposed units would be

delivered across three separate blocks (refer to Fig 2.0 below) that would include ancillary communal lounges and guest suites to cater for the needs of prospective residents; with ancillary facilities including refuse areas and house manager's office also provided within each block. The development would utilise the existing vehicular access that would be widened and upgraded.

2. Communal landscaped garden spaces are proposed for the three blocks. 63 parking spaces provided including 10 disabled and spaces for the offices. The total internal floorspace for the development would be 4769.3sqm (Block A - 1689.5sqm; Block B – 1655sqm and Block C - 1424.8sqm).
3. The applicant has advised that *“the proposal is intended to be considered as a wholly C3 (residential) development offering ‘independent living’... There will be ongoing maintenance/ cleaning across the development but not enough to classify this as elements of care”*. Hence, this outline proposal for ‘Access’, ‘Layout’ and ‘Scale’ has been duly considered as a C3 residential proposal as discussed below.
4. The applicant has agreed to enter into a s106 legal agreement to secure policy compliant financial contributions in lieu of 40% Affordable Housing provision and an Employment Skills Plan (ESP) that would be required to support this development. In addition, the applicant has advised that they would be amenable to a restrictive clause in the s106 legal agreement that would limit residential occupancy of the proposed units to the over 60s only.

Fig 1.0 - Location Plan extract:

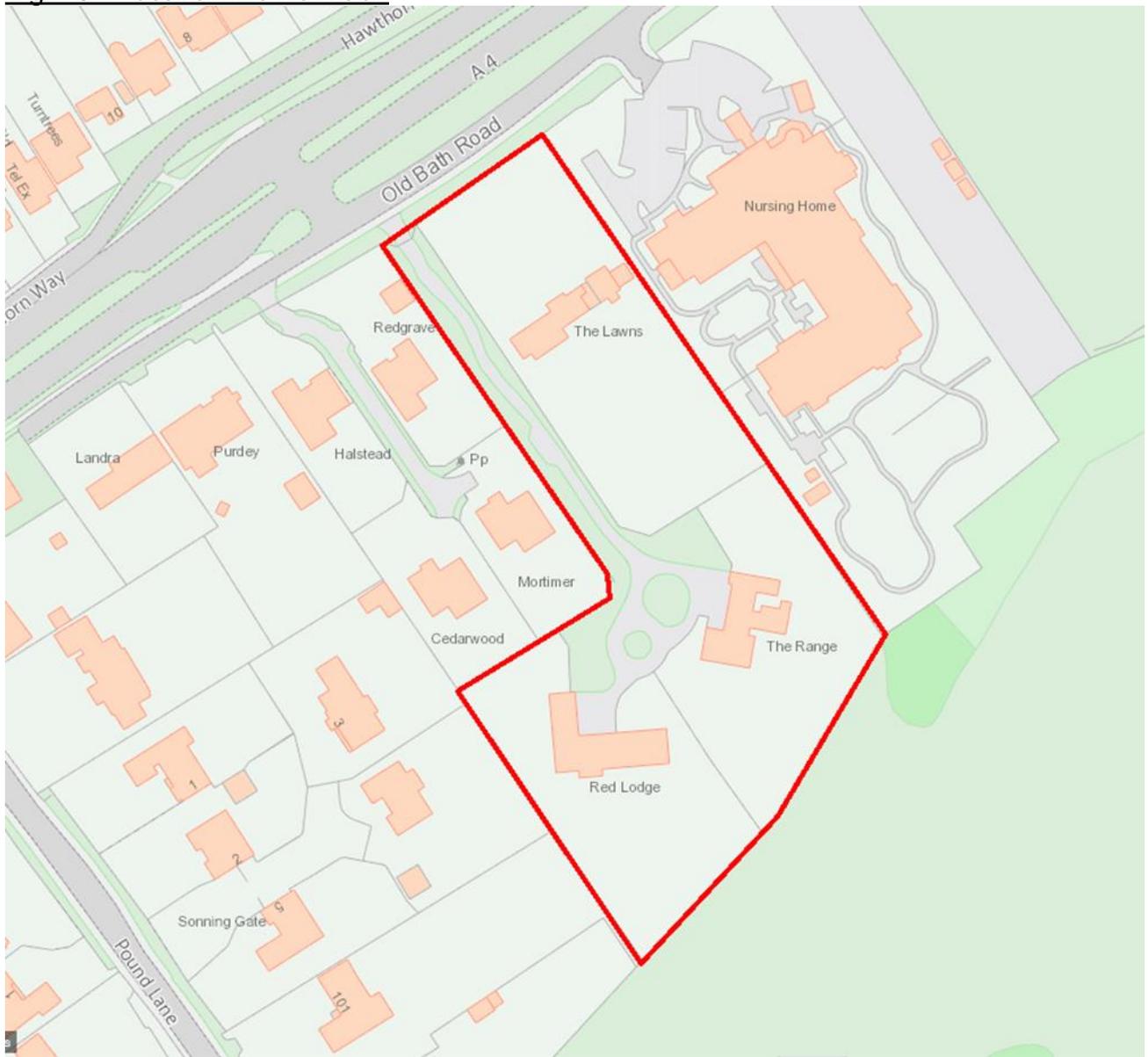
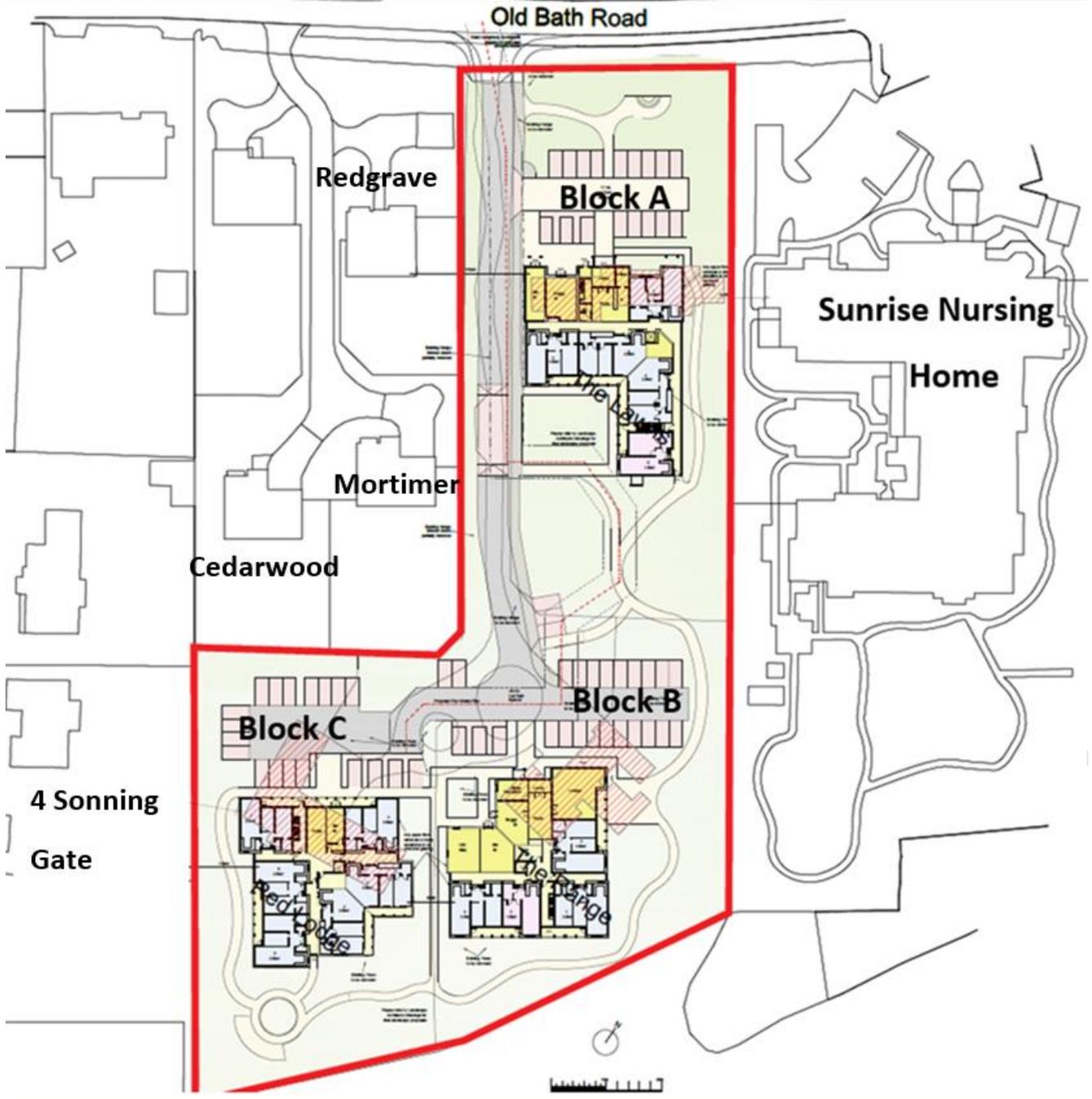


Fig 2.0 Proposed Site Layout Plan - Existing dwellings hatched in red



5. The site is located on the eastern edge of the smaller settlement of Sonning, which is classified as a Limited Development Location as defined by Policy CP9 of the Core Strategy (2010), recognised as having ‘a basic range of services and facilities and are physically and socially cohesive’. The site (1.18ha) currently comprises three large, detached dwellings know as ‘Red Lodge’, ‘The Range’ and The Lawns’ and their shared private access road. The site is set back from Old Bath Road (a spur road from the newer A4 Bath Road) to the north. The site is well screened with trees and mature vegetation along most boundaries.
6. Immediately to the east the site abuts the site of a very large three storey building that currently operates as Sunrise Nursing Home, an assisted living and care home. Further east lies the Redingensians Rams RFC. The southern boundary of the application site

also defines the edge of the settlement boundary with designated countryside lying beyond (refer to Location Plan extract below), including the Sonning Golf Course. To the west there is a cluster of residential dwellings served off Sonning Gate and Pound Lane and a cul-de-sac of four dwellings ('Redgrave', 'Halstead', 'Cedarwood' and 'Mortimer') is also served off Old Bath Road and sits to the north-west of the application site. Generally, residential dwellings in the surrounding area predominately comprise of a suburban and large, detached form.

7. Following initial concerns raised by the Thames Valley Police Crime Design Advisor (TVPCDA) amended plans were submitted which include revised layouts for more secure access lobbies. The submitted amended plans also addressed initial concerns raised by the WBC Highways Officer in respect of justification for proposed parking levels and demonstration of acceptable vehicle 'swept paths' and manoeuvrability on site. An addendum to the FRA and Drainage Strategy was also submitted following comments from the WBC Drainage Officer.

#### **Principle of Development:**

8. 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 (MDD) 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.
9. Policy CC02 of the MDD sets out the development limits for each settlement as defined on the policies map and therefore replaces the proposals map adopted through the Core Strategy, as per the requirement of policy CP9. Policy CP9 sets out that development proposals located within development limits will be acceptable in principle, having regard to the service provisions associated with the major, modest and limited categories. As the site is within a limited development location, the proposal is acceptable in principle.

#### **Need for the development:**

10. Policy TB09 states that *"the Council will in principle support proposals which provide for... types of accommodation to provide for peoples' needs over a lifetime"* including extra care homes, dementia extra care units, enhanced sheltered schemes and proposals that allow the elderly and those with disabilities to remain in their own homes or purpose-built accommodation.
11. Supporting text of the Core Strategy states that *"for older people, delivering more choices in the housing and care available to them, including extra care housing, is a priority."* (para 2.40)
12. The NPPF defines 'older people' as those *"over or approaching retirement age, including the active, newly retired through to the very frail elderly; and whose housing needs can encompass accessible, adaptable general needs housing through to the full range of retirement and specialised housing for those with support or care needs"*.
13. The supporting Planning Statement makes considerable reference to the need for older persons accommodation including extra care facilities. Referring to Policy TB09, the applicant states that the types of housing promoted under this policy

*“...include ‘Enhanced sheltered schemes’ which in effect is what is proposed in this application”. However, this statement sits contrary to the applicant’s subsequent confirmation that “the proposal is intended to be considered as a wholly C3 development offering ‘independent living’... There will be ongoing maintenance/cleaning across the development but not enough to classify this as elements of care”.*

14. The Council’s Housing and Adult Social Care team has noted that this is effectively a scheme of private dwellings with low levels of care and that this is not a development that WBC Adult Social Care would have any stake in because does not meet any defined care need. While there may be a market for individuals (as self-funders) wishing to downsize to smaller properties such as the apartments proposed, the eventual care aspects of these individuals in later years would clearly not be addressed by the proposal.
15. Therefore, the proposed provision of units for the over 60’s (as would be secured via s106 legal agreement) would, on its own, add significant additional weight in favour of the scheme over and above the delivery of regular C3 housing units.

**Character of the Area:**

16. Core Strategy Policy CP3 states that planning permission will be granted for proposals that are of an appropriate scale of activity, mass, layout, built form, height, materials and character, together with a high quality of design without detriment to the amenities of adjoining land users, including open spaces or occupiers and their quality of life. Policy CP1 of the Core Strategy requires developments to maintain or enhance the high quality of the environment. Policy CC02 (Development Limits) of the MDD ensures new development ‘respects the transition between the built-up area and the open countryside by taking account the character of the adjacent countryside and landscape’. Policy TB06 states that the Council will resist inappropriate development of residential gardens where they would cause harm to the local area.
17. The Sonning Parish Design Statement (2004) highlights that new buildings should respect the scale, massing and height of neighbouring properties and seek to create an appropriate balance between building scale and plot size.
18. As mentioned above, this Outline application is for ‘Access’, ‘Layout’ and ‘Scale’ matters only as discussed in the sections below. Matters of ‘Landscaping’ and ‘Appearance’ are reserved for consideration at a later stage. The proposal would result in the demolition of three existing detached dwellings and erection of three three-storey apartment blocks; Block A (units), Block B (18 units) and Block C (20 units) with extended and widened access road and parking provision.
19. The maximum dimensions of each block are outlined in the Table 1.0 below:

**Table 1.0: Proposed block dimensions**

	Width	Length	Height
Block A	28.8m	40.5m	13.5m
Block B	29.1m	31.2m	12.0m
Block C	31.2m	31.8m	11.4m

20. The submitted Design and Access Statement highlights that *“...the character of the area was traditionally that of two to three storey detached dwellings, however, this has been eroded in recent years with the introduction of the Sunrise of Sonning, a 3-*

storey assisted living and care home, Sonning Gate, Seagrave Close and the Birchley redevelopment". The applicant has also suggested that the neighbouring Sunrise development was based on the equivalent of 80 units which equates to 86 dwellings per hectare. The applicant has provided the following street-scene/section drawing (see Fig. 3.0 below) which shows Block A in context with the existing Sunrise building (on the left) and Redgrave (on the right).

Fig. 3.0 Block A – Streetscene/section drawing.



21. The applicant has also made reference to the nearby Sonning Golf Club planning application (161529) for 13 dwellings on Duffield Road/Pound Lane; a site which lies within the Countryside and was allowed at appeal (APP/X0360/W/17/3167142) in July 2018.
22. Following initial comments from the WBC Tree and Landscape Officer seeking a more detail appraisal of the development in the context of the surroundings, the applicant has submitted a Landscape Visual Impact Assessment (LVIA). The LVIA identifies publicly accessible viewpoints within the relatively close proximity to the site at which locations where significant visual effects may be likely; it concludes that the *“overall effect on the character and appearance of the landscape would be a balance of limited to no visual effects on views from the local landscape”*.
23. The WBC Trees & Landscape Officer has assessed the proposal in light of the submitted DAS and LVIA and concluded that *“...it is important for the development to sit within the established landscape context of Old Bath Road, the southerly rural backdrop with the countryside and long views to the south as well as the integration of the development within the built environment is important to comply with Policy CP3 and CC03. The scale and intensity of the blocks within the site will be screened by the existing key trees and screening, new structural tree and hedge planting should be sufficient to provide this along with the other demands of the scale of this development”*.
24. Purely in density terms, the proposal would represent a significant increase (2.5DPH to 48DPH), however, this alone is not a clear indication that the proposal would adversely change the character and appearance of the surrounding area. As has been noted above, the neighbouring Sunrise Nursing Home is a very dominant and sprawling building that provides partial context to this part of Old Bath Road.
25. While the bulk and massing of the proposed blocks are considerably larger than that of the host dwellings on the application site, they would be sufficiently spread apart from each other to avoid appearing cramped or overly dominant in the context of the surrounding area. From most locations on Old Bath Road, the only part of the proposed development that would be visible would be Block A. This building, while large, would provide itself as a suitable ‘transition building’ between the substantially

larger Sunrise Nursing Home and 'Redgrave'; as is highlighted in the submitted streetscene/section drawing (refer to Fig. 3.0 above).

26. In respect of MDD Local Plan Policy TB06, the proposal would integrate with the character and appearance of the surrounding area largely due to the context set by the neighbouring Sunrise Nursing Home. The proposal would be compatible with the general building height of this and other neighbouring properties especially given the separation distances and spaces around the proposed buildings. Adequate boundary treatments and landscaping could be achieved at reserved matters stage and/or via condition.
27. In terms of the development's impact on longer distance views to, and from, the countryside to the south, proposed Blocks B and C benefit from being set in from the rear boundary of the site; the combination of existing and proposed soft landscaping along this boundary would help soften these buildings in this setting. Moreover, it must again be considered that these blocks would be seen from the south in the context of the adjacent Sunrise Nursing Home building.
28. I considered that the submitted LVIA demonstrates that the proposal achieves an appropriate balance between 'building scale' and separation on site which would respect the overall character and appearance of the area as well as not unduly impacting on views to and from the countryside to the south.
29. Therefore, the proposed development in terms of its 'Layout' and 'Scale' would not harm the local area and is considered acceptable and compliant with the aforementioned design-based planning policies and guidance.

#### **Residential Amenities:**

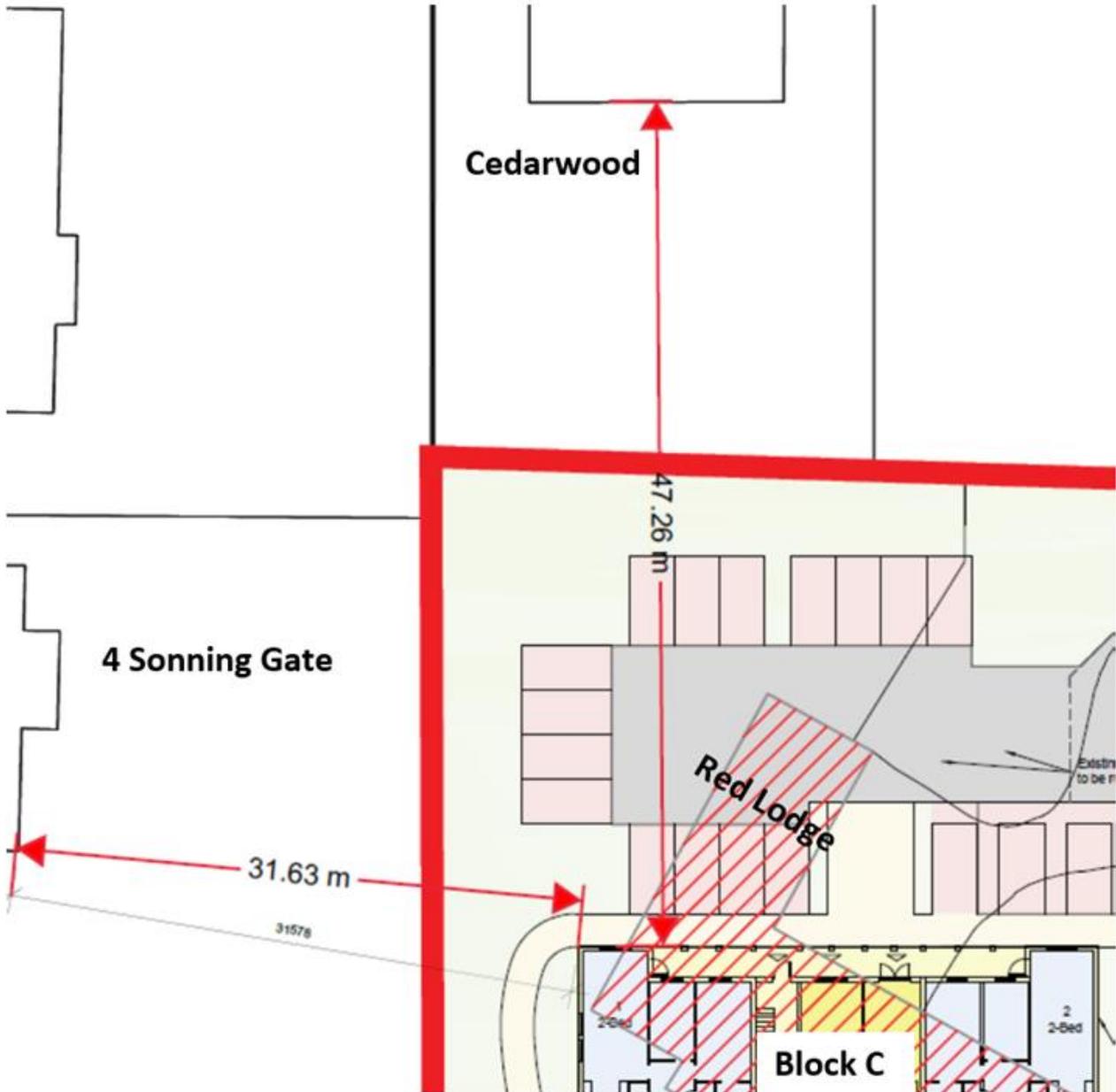
30. Core Strategy Policy CP3 states that development proposals should not result in a detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life. The Council's Borough Design Guide (BDG) stipulates that a minimum back-to-back distance of 30m should be provided between new flatted developments and existing housing in order to maintain privacy and limit the sense of enclosure and that dwellings must be designed to provide appropriate levels of daylight and sunlight to new and existing properties.
31. The proposal would introduce three much larger three-storey flatted blocks to replace the existing three dwellings on site. This would also involve the removal of a significant amount of vegetation mainly from within the middle of the site to facilitate both buildings and car parking areas. While the development would clearly represent a significant change in the form of development on site, the extent to which the proposal impacts on the amenities of neighbours must still be considered in the usual manner with reference to Core Strategy CP3 and separation distances referred to the Council's Borough Design Guide (BDG).

#### **Overlooking:**

32. At its closest point, Block C would be sited approximately 31m from the rear of elevation of 4 Sonning Gate and 47m from the rear of elevation of Cedarwood (as demonstrated in Fig. 4.0 below). These separation distances exceed the guidance in the Council's Borough Design Guide and, as such, no significant overlooking or loss of privacy to these, or other, neighbouring properties would occur. It is noted that a significant amount of existing landscaping would be removed from the application site

in order to facilitate the development; however, the proposed layout retains sufficient space for the retention of soft landscaping in order to provide a buffer and screening between the boundaries of other existing residential properties. Moreover, conditions are recommended to secure details of boundary treatments around the application site and replacement soft landscaping and tree planting.

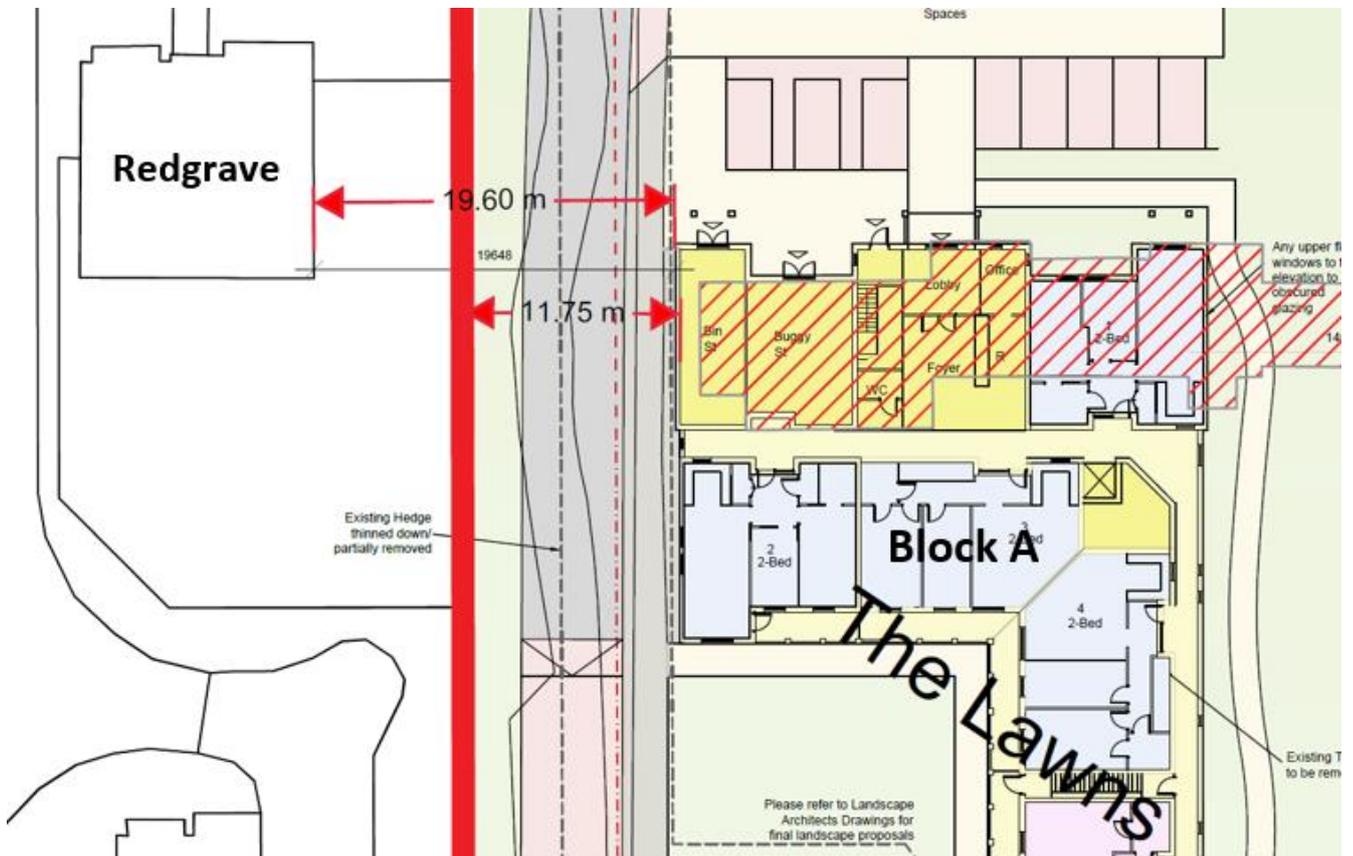
**Fig. 5.0 - Relationship between Block C and 4 Sonning Gate and Cedarwood**



33. In respect of Block A's proposed relationship with 'Redgrave', a 12m separation distance would be retained between the property boundary line and 19m would be retained between the flank wall of this existing property (refer to Fig 5.0 below). This exceeds the 15m 'back to flank' separation distance (for development over 2 storeys) advocated within the Borough Design Guide. In addition, the proposed layout retains sufficient space for the retention of, and enhancement of, soft landscaping in order to provide a suitable visual green buffer and screening from this neighbour.
34. Moreover, following discussion with the applicant on this point, a condition is recommended to ensure that first and second floor windows in the west elevation of

units 9, 10, 16 and 17 of Block be fitted with obscured glass and hall be non-opening below 1.7 metres. These are secondary windows within dual aspect flats and a westward outlook is not essential for these units. Adherence with the condition would further ensure that the privacy of 'Redgrave' is protected from any unacceptable overlooking.

Fig. 4.0 - Relationship between Block A and 'Redgrave', Old Bath Road.



Overbearing:

35. The proposal would be partially visible from the rear of immediate neighbouring dwellings and would represent a change from the existing situation on site. However, the proposal would not constitute a development that could be considered oppressive or overbearing to the extent that it would significantly detract from the amenities or surrounding dwellings largely because of the considerable separation distances proposed between these existing properties and the retained and enhanced soft landscaping treatments that could also be put in place.
36. Moreover, while 'appearance' is a reserved matter for consideration at a later time, the submitted draft visuals for the development (refer to example at Fig 6.0 below) indicate a development that is well articulated with relief in the massing of the building provided by well-proportioned gables, rooflines, fenestration and balconies which would help in 'breaking up' the significant volume and mass of the building when viewed from surrounding locations.

Fig. 6.0 – Draft visual for Block C – Front elevation.



#### Loss of light

37. R18 of the Borough Design Guide highlights that the British Research Establishment (BRE) methodology for 'Site layout planning for daylight and sunlight' should be used to assess the potential impact of a new development of the daylight in existing habitable rooms.
38. Due to the considerable separation distances that would be retained between the proposed development and existing neighbours, no significant overshadowing or loss of light to the neighbouring properties would occur as a result of this proposal. For example, 4 Sonning Gate would have the closest relationship with the proposed development - in respect of how its rear outlook may be impacted upon. This existing property's relationship with Block C has been assessed in line with the BRE methodology and the development would not obstruct a 25-degree line taken from this existing dwelling.
39. In respect Block A's proposed relationship with the existing property 'Redgrave' (refer to Fig. 4.0 above), the proposed development would not obstruct a 45-degree line taken from the centre line of a rear facing habitable room window as advocated within R.18 of the Borough Design Guide.
40. As such, no significant loss of daylight would occur to any of the existing neighbouring dwellings.

41. The proposal therefore protects the amenities of existing residential properties and complies with Core Strategy Policy CP3 and the Council's Borough Design Guide in this respect.

**Access and Movement:**

42. MDD Policy CC07 and Appendix 2 of the MDD Local Plan stipulates minimum off street parking standards. Core Strategy Policy CP6 requires developments to provide appropriate vehicular parking, having regard to car ownership. P3 of the Borough Design Guide SPD notes that parking spaces should be safe and convenient, close to the dwelling and sited to minimise impact upon safety. Visibility splays and swept path analysis are also required to be specified on the plans.

*Highway Safety:*

43. WBC Highway has been consulted on this application and raises no objection to the proposal subject to conditions. Following initial comments from the WBC Highways, the applicant has submitted 'swept paths', including large cars accessing the parking spaces and refuse vehicles accessing the main access door of Block A. In addition, a Road Safety Audit Stage with designer's comments has been submitted which WBC Highways advise is acceptable subject to a condition to secure visibility splays.
44. In respect an objector's suggestion that the development should provide for a signalised crossing across the A4, WBC Highways Officer has commented that this would not be a suitable location for such a measure.

*Traffic Impact:*

45. WBC Highways have advised that a worst-case scenario based on trip rates for houses would result in a two-way trip rates of 33 and 29 for the AM and PM peak hours respectively. This rate would need to be used as some occupants may still be in employment. WBC Highways have advised that due to the level of traffic on the A4, the resultant trip rates associated with the development would not have an adverse impact on the main highway network.

*Parking:*

46. WBC Highways have advised that, using the Council's parking calculator, there would be a requirement for a range of between 52 and 80 spaces depending on if these were allocated or unallocated.
47. The proposal intends 63 car parking spaces (including 10 disabled spaces) located in three separate car park areas; one close to the frontage of the site in front of Block A and two located more centrally within the application site. Following initial comments from the WBC Highways, the applicant has submitted evidence to demonstrate the average parking rate for a development such as this 0.79 per unit. What is being proposed is higher than this at a rate of 1.11 per unit totalling 63 spaces. This is considered sufficient for both occupants of the development and any staff or visitors.
48. The applicant has indicated that one parking space would be allocated to each flat. WBC Highways have recommended that the parking spaces are left unallocated and a condition is recommended to secure a Parking Management Strategy for the site to secure the specific parking arrangements. Electric vehicle charging spaces may form part of the applicant's strategy for the requirement to generate 10% of the predicted energy for this development from decentralised renewable and/or low carbon

sources. The Parking Management Strategy would also outline the monitoring and the delivery of additional electric vehicle charging spaces when required.

49. 12 cycle parking spaces are proposed which falls short of the Council's normal standards for 1 space per flat. However, the applicant has provided a review of other similar sites which has identified that cycle use there is very low and the WBC Highway's Officer accepts that, in this particular instance, the 12 spaces proposed are suitable to serve the development. A condition is recommended to secure these details.

*Sustainability:*

50. WBC Highways have advised that the local bus services cannot be described as a good service under CP6. Bus route 128/129 has only 6 return journeys during the peak period with no off peak or weekend services. Bus route 850 has an hourly journey during the day and one evening service Monday to Saturday. There is no Sunday service. However, the site is located 'in-settlement' (and hence considered to be in a reasonably sustainable location with access to services) and the westbound bus stop is within an acceptable walk distance from the centre of the site. Implementation of an acceptable Travel Plan for this development could include items how to improve the sustainability of the site through measures such as mini-buses, taxis, on-line services to improve deliveries etc; these would all be of assistance for those residents who do not own a car.
51. Hence, a draft Travel Plan was submitted with the application but is not considered sufficient in terms of travel surveys going forward for the development. However, WBC Highways accept that a condition could be imposed to secure the final version of the Travel Plan and this is duly recommended.
52. Subject to compliance with these highways-related conditions, the proposal complies with Policy CC07 of the MDD Local Plan and Core Strategy Policy CP6.

**Flooding and Drainage:**

53. MMD Local Plan policy CC10 states that all development proposals must reproduce greenfield runoff characteristics and return run-off rates and volumes back to the original greenfield levels, for greenfield sites and for brownfield sites both run-off rates and volumes be reduced to as near greenfield as practicably possible.
54. The site is located within Flood Zone 1. Following submission of an acceptable addendum to the Flood Risk Assessment and Drainage Strategy the Council's Drainage Officer has no objection to the proposal. The submitted addendum provides a suitable surface water drainage design and layout, full drainage calculations (including 100-year return period and 40% allowance for climate change increase for the proposed drainage strategy) and a topographic survey indicating the surface water runoff and its infiltration management.
55. Thames Water raise no objection to this proposal either in respect of waste water capacity, surface water drainage or water network capacity.
56. As such, the proposal is considered acceptable in flooding and drainage respects being in accordance with MDD Local Plan policy CC10.

**Landscape and Trees:**

57. Policy CC03 aims to protect and retain existing trees, hedges and other landscape features as well as existing Green Routes. Core Strategy Policy CP3 aims to create a sense of place in the way buildings integrate with their surroundings including the use of appropriate landscaping.
58. The applicant has submitted an Arboricultural Survey and Impact Assessment which has been assessed by the WBC Trees and Landscape Officer. There are 6 protected trees within the site which are covered by TPO 1252/2008. Across the whole site there are 74 single trees, 9 groups of trees and 10 hedgerows; 3 'A' quality, 16 'B' quality and 57 'C' quality and 17 'U' trees. The majority of the tree stock across the site are graded 'C' (57 No.) and over half of these trees will be removed. All trees classified as 'U' will be removed. All 'A' and 'B' quality trees will remain.
59. WBC Trees and Landscape Officer comments that while *"the overall tree stock will be reduced by at least 66%... Many of the removals are located in the interior site consisting of trees, hedges and shrubberies that formed the gardens and structural buffer planting between the existing plots"*.
60. The removal of this vegetation will no doubt change the character of the plot making way for a more urbanised form of development. However, the applicant has submitted a Landscape Visual Assessment which has been assessed by the Council's Tree & Landscape Officer who concludes that it demonstrates *"...the development can be contained within the existing landscape structure and setting with minimal impact on the suburban character of the area, and with visual impacts limited to a number of dwellings close by but acceptable within the residential character"*.
61. While landscaping details would be for consideration at a later stage as a subsequent Reserved Matter application, the applicant has also submitted a Landscape Masterplan which identifies that there is sufficient room for amenity space and future soft landscaping; this could allow for significant increases in tree planting at key locations across the site; e.g. adjacent to property boundary lines and along the southern boundary adjacent to the golf club. In light of the above, the WBC Trees & Landscape Officer raises no objection to this application subject to conditions to secure tree protection details, landscape proposals and a landscape management plan.
62. Subject to compliance with these conditions, the proposal complies with Policy CC03 of the MDD Local Plan and Core Strategy Policy CP3.

**Environmental Health:**

63. Policy CC06 and Appendix 1 of the MDD Local Plan requires that development protect noise sensitive receptors from noise impact. Policy CP3 of the Core Strategy aims to protect neighbouring amenity.
64. The site falls outside of any potential contaminated land consultation zone. However, the proposal has been considered by the Council's Public Protection Partnership - Environmental Health Officer in respect of both Potential Unexpected Contaminated Land, Noise, Lighting and Demolition and Construction Impacts. No objection to this proposal has been raised subject to conditions to deal with the following:

- Any unexpected contamination found during site clearance, groundwork or construction;
- No floodlighting or other forms of external lighting without separate approval
- Construction Environmental Management Plan (CEMP)
- Construction hours limited to 08:00 and 18:00 Mon-Fri and 08:00 to 13:00 Sat and at no time on Sun or public holidays.

65. Subject to compliance with the above conditions, the proposal would suitably protect existing neighbouring residents from any excessive pollution during construction and after the development is constructed. Moreover, the proposal would protect future occupants from any unexpected land contamination and therefore complies with Policy CC06 of the MDD Local Plan and Core Strategy Policy CP3.

**Amenity Space for future occupiers:**

66. Core Strategy Policy CP3 states that planning permission will be granted for proposals that provide functional amenity space. The Borough Design Guide states that all dwellings should have access to amenity space, preferably in the form of private or communal garden space.

67. Although landscaping detail is a reserved matter, this outline application is accompanied by a Masterplan for Landscaping Proposals plan. This plan indicates that the proposed apartments would have access to four communal garden areas (one on the site frontage, one the middle of the site and two at the rear of the site) in addition to space for a bowling green located behind Block A. These areas comprise over 4,000sqm of external communal amenity space that would be connected by footpaths around the development. Although some this space would be tree-covered, it would equate to more than 25sqm per each habitable room within the proposed development thereby providing usable outdoor amenity space for future occupants.

68. These areas of open space would also provide a setting for the three blocks of apartments proposed as well as providing a suitable outlook for windows within habitable rooms for the development. Many of units proposed would also have access to a private balcony overlooking these areas. Specific details of landscaping would be secured by the subsequent Reserved Matters application and relevant conditions.

69. Therefore, the proposal would provide adequate outdoor amenity space in accordance with the requirements of Core Strategy CP3 and with guidance contained within the Borough Design Guide.

**Internal Space Standards:**

70. Policy TB07 of the MDD and R17 of the Borough Design Guide SPD require adequate internal space to ensure the layout and size achieves good internal amenity. The Technical housing standards – nationally described space standard (NDSS) sets out minimum internal floor areas.

71. Table 2.0 below demonstrates that the proposal meets all the NDSS requirements; the right-hand (green) column shows respectively by how much each flat exceeds the minimum standard. In summary, all the units proposed meet the following floorspace criteria:

- Have a GIA above the NDSS standard

- Single room width over and above NDSS standard
- Single room floor space over and above NDSS standard
- Double room width over and above NDSS standard
- Double room floor space over and above NDSS standard

Table 2.0: Gross Internal Floorspace comparison (Proposed units and NDSS)

Plot no	House Type	House Details			Proposed	National Standards	Difference
<b>BLOCK C</b>		Floors	Beds	Person	GIA	GIA	GIA
1	Flat	1	2	3	77.9	61	16.9
2	Flat	1	2	3	78.8	61	17.8
3	Flat	1	2	3	86.3	61	25.3
4	Flat	1	2	3	86.1	61	25.1
5	Flat	1	1	2	66.6	50	16.6
6	Flat	1	1	2	66.6	50	16.6
7	Flat	1	2	3	86.1	61	25.1
8	Flat	1	2	3	86.3	61	25.3
9	Flat	1	2	3	78.8	61	17.8
10	Flat	1	2	3	78.4	61	17.4
11	Flat	1	2	3	73.0	61	12.0
12	Flat	1	2	3	77.9	61	16.9
13	Flat	1	1	2	66.6	50	16.6
14	Flat	1	2	3	86.1	61	25.1
15	Flat	1	2	3	86.3	61	25.3
16	Flat	1	2	3	78.8	61	17.8
17	Flat	1	2	3	78.4	61	17.4
18	Flat	1	2	3	73.0	61	12.0
19	Flat	1	2	3	77.9	61	16.9
<b>BLOCK B</b>							
1	Flat	1	2	3	78.0	61	17.0
2	Flat	1	1	2	56.1	50	6.1
3	Flat	1	2	3	78.3	61	17.3
4	Flat	1	2	3	77.8	61	16.8
5	Flat	1	2	3	86.9	61	25.9
6	Flat	1	2	3	86.1	61	25.1
7	Flat	1	2	3	78.1	61	17.1
8	Flat	1	1	3	77.8	61	16.8
9	Flat	1	2	3	78.0	61	17.0
10	Flat	1	1	2	56.1	50	6.1
11	Flat	1	2	3	78.3	61	17.3
12	Flat	1	2	3	86.9	61	25.9
13	Flat	1	2	3	86.1	61	25.1
14	Flat	1	2	3	78.1	61	17.1
15	Flat	1	2	3	77.8	61	16.8
16	Flat	1	2	3	78.0	61	17.0
17	Flat	1	1	2	56.1	50	6.1
18	Flat	1	2	3	78.3	61	17.3
<b>BLOCK C</b>							
1	Flat	1	2	3	78.0	61	17.0
2	Flat	1	2	3	79.3	61	18.3
3	Flat	1	2	3	86.1	61	25.1
4	Flat	1	2	3	86.5	61	25.5
5	Flat	1	2	3	77.8	61	16.8
6	Flat	1	2	3	78.1	61	17.1
7	Flat	1	2	3	78.0	61	17.0
8	Flat	1	1	2	56.1	50	6.1
9	Flat	1	2	3	79.3	61	18.3

10	Flat	1	2	3	86.1	61	25.1
11	Flat	1	2	3	86.5	61	25.5
12	Flat	1	2	3	77.8	61	16.8
13	Flat	1	2	3	78.1	61	17.1
14	Flat	1	2	3	78.0	61	17.0
15	Flat	1	1	2	56.1	50	6.1
16	Flat	1	2	3	79.3	61	18.3
17	Flat	1	2	3	86.1	61	25.1
18	Flat	1	2	3	86.5	61	25.5
19	Flat	1	2	3	77.8	61	16.8
20	Flat	1	2	3	78.1	61	17.1

72. The above calculations are based on the assumption that 1-bedroom flats would have a maximum of 2 persons occupancy and 2-bedroom flats have maximum of 3-person occupancy. These occupancy rates are justified given the nature of the development; i.e. for occupancy by over 60's only.

73. 24 of the proposed units would benefit from dual aspect with the remaining having single aspect. However, habitable rooms within all units would have an adequate outlook and a natural light source; i.e. external window. Overall, the proposal would achieve good internal amenity for each unit thereby complying with the aims of MDD Policy TB07, the NDSS and guidance with the Borough Design Guide.

#### **Ecology:**

74. 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. Policy CP7 states that sites designated as of importance for nature conservation at an international or national level will be conserved and enhanced and inappropriate development will be resisted.

75. The application site lies within the Council's Bat Roost Habitat Suitability Model and the applicant has therefore submitted a Preliminary Ecological Appraisal (PEA) and a Bat Activity Surveys report to support this proposal.

76. The Council's Ecologist has reviewed this proposal in light of these supporting documents and concurs that the application site currently provides for poor quality habitats only and that the submitted Bat evidence *"does support the conclusion of a likely absence of a maternity roost in any of the three buildings"*.

77. Paras 170 and 175 of the NPPF highlight that it is appropriate for the local planning authority to seek the inclusion of wildlife habitat enhancements within a development. The submitted PEA has made recommendations for ecological enhancements as part of this proposal and the Council's Ecologist has recommended that a condition be imposed to ensure that these works are carried out in full. In addition, it is also recommended that, as 'Landscaping' is a reserved matter, the extent of ecological enhancements also need to be reflected in the landscaping conditions.

78. The Council's Ecologist has also recommended a condition to ensure that no works shall commence until a licence for development works affecting bats has been obtained from Natural England and submitted to the local planning authority.

79. Subject to compliance with these conditions, the proposal complies with Policy TB23 of the MDD Local Plan. Core Strategy Policy CP7 and with guidance contained within the NPPF.

### **Sustainable Design/Construction:**

80. Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of more than 10 dwellings.
81. The applicant has submitted a Sustainability Statement to support this application which identifies several potential measures to promote sustainable design such as energy consumption, water usage, surface water drainage, shading and solar gain, recycling, biodiversity, limiting light/noise, construction and NOx pollution, cycle storage, responsibly sourced and recycled materials and site waste. The Sustainability Statement also indicates that *“as part of the proposal, the client plans to have solar photo voltaic systems fitted to provide over 10% of the energy required by the dwellings during an average year from local sources”*.
82. As such, a pre-commencement condition is recommended to ensure that a scheme for generating 10% of the predicted energy requirement of the development from decentralised renewable and/or low carbon sources (e.g. solar panels, electric charging points) is implemented in order to accord with the aims of Core Strategy policy CP1, MDD Local Plan policy CC05 & the Council’s Sustainable Design and Construction Supplementary Planning Document.

### **Archaeology:**

83. Policy TB25 of the MDD Local Plan states that in areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.
84. The application site is located close to areas containing significant archaeological remains, with seven nationally important Scheduled Monuments lying to the north-east of the site, identified by crop marks indicating the presence of prehistoric monuments. The nearest Scheduled Monument is less than 275m from the application site. In addition to this, evidence for Roman and medieval activity was recorded to the south-west of the site at Mustard Lane. Prehistoric settlement activity was also identified during work at Duffield House to the south of the proposed site and at two sites to the south of Charvil at East Park Farm and Land West of Park Lane.
85. Berkshire Archaeology were consulted on this application and have advised that the proposal, if permitted, will impact on buried remains. Therefore, they have advised that *“archaeological investigation of the application area is merited but this can be secured by condition should the scheme be permitted. This is in accordance with Paragraph 199 of the NPPF which states that local planning authorities should ‘require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible”*.

86. Subject to compliance with this condition, the proposal complies with Policy TB25 of the MDD Local Plan and with guidance contained within the NPPF.

### **Affordable Housing, Employment Skills Plan (ESP) and Community Infrastructure Levy (CIL)**

#### *Affordable Housing:*

87. The threshold for affordable housing is 5 dwellings or more on residential sites of 0.16 hectares or larger. The site exceeds this threshold and therefore there is a requirement for the provision of affordable housing. To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 40% of the total number of units (net) should be provided as affordable housing. This equates to 22.8 units in the proposed development of 57 apartments.
88. The proposals would not meet the Council's Adult Social Care needs and therefore the only practical means of delivery for the provision affordable housing is through a commuted sum secured via a s106 legal agreement. Using the Council's Affordable Housing SPD, the Housing Policy Officer has advised that the commuted sum sought in-lieu of 22.8 units (40%) would be £1,696,706.88 and should be index-linked towards affordable housing in the borough.

#### *Employment Skills Plan (ESP):*

89. Policy TB12 of the Wokingham Borough Council MDD, requires planning applications for all major development (both commercial and residential) in Wokingham Borough to submit an employment skills plan (ESP) with a supporting method statement.
90. The applicant has provided their agreement to the principle of making a financial contribution in lieu of an ESP. WBC Economic Prosperity & Place raises no objection and the obligation would be secured via a s106 legal agreement if Planning Committee are minded to grant planning permission to this scheme.
91. The s106 for the above contributions is presently being drafted by the Council's Legal team in discussion with the applicant.

#### *Community Infrastructure Levy:*

92. The application is liable for CIL payments because it involves a net increase of 54 new dwellings, payable at a rate of £365/m<sup>2</sup>, index linked.

#### **Other issues:**

93. Comments from Royal Berkshire Fire and Rescue (RBFR) regarding the extra pressures that the development may place on the service are noted. However, the extent of these impacts would not be a material consideration that would warrant refusal of the application or planning obligation.

#### **CONCLUSION**

94. The proposal is policy compliant and is therefore recommended for approval as outlined at the start of this report.

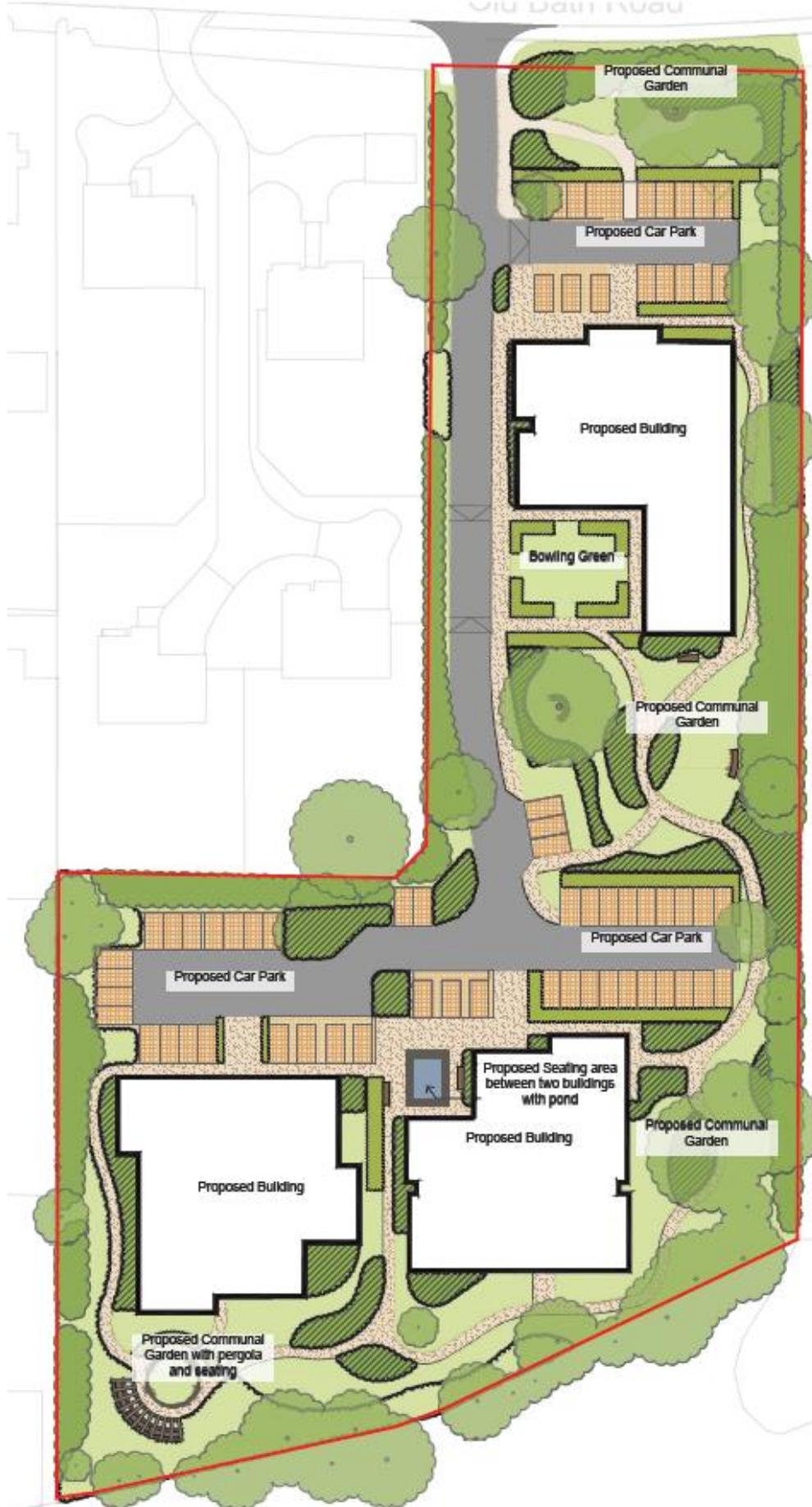
<b>The Public Sector Equality Duty (Equality Act 2010)</b>
--

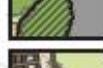
<i>In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age,</i>
---

*disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. This act is engaged because older persons would occupy the development but there would be no significant adverse impacts upon this protected group as a result of the development.*

## **APPENDIX 1: LANDSCAPE MASTERPLAN**

Site  
 The material contained in this document has been prepared for the use of the client and is not to be used for any other purpose without the prior written consent of the author. Copyright © 2010 Enplan Ltd.



-  Application Boundary
-  Existing Planting
-  Proposed Building
-  Proposed Trees
-  Proposed Hedging
-  Proposed Shrub and Ground Cover Planting
-  Proposed Communal Garden
-  Proposed Car Park
-  Proposed Grass

Scale: 1:500

Client: **enplan**  
 200 Old Dairy Road  
 Maidenhead, SL6 1JH  
 T: 01344 327611  
 W: www.enplan.co.uk

Project: **enplan**  
 1451 @ 15  
 Site: **enplan**  
 Date: June 2020

By: **enplan**  
 Landscape Proposals: **enplan**  
 Checked: **enplan**  
 Date: **enplan**

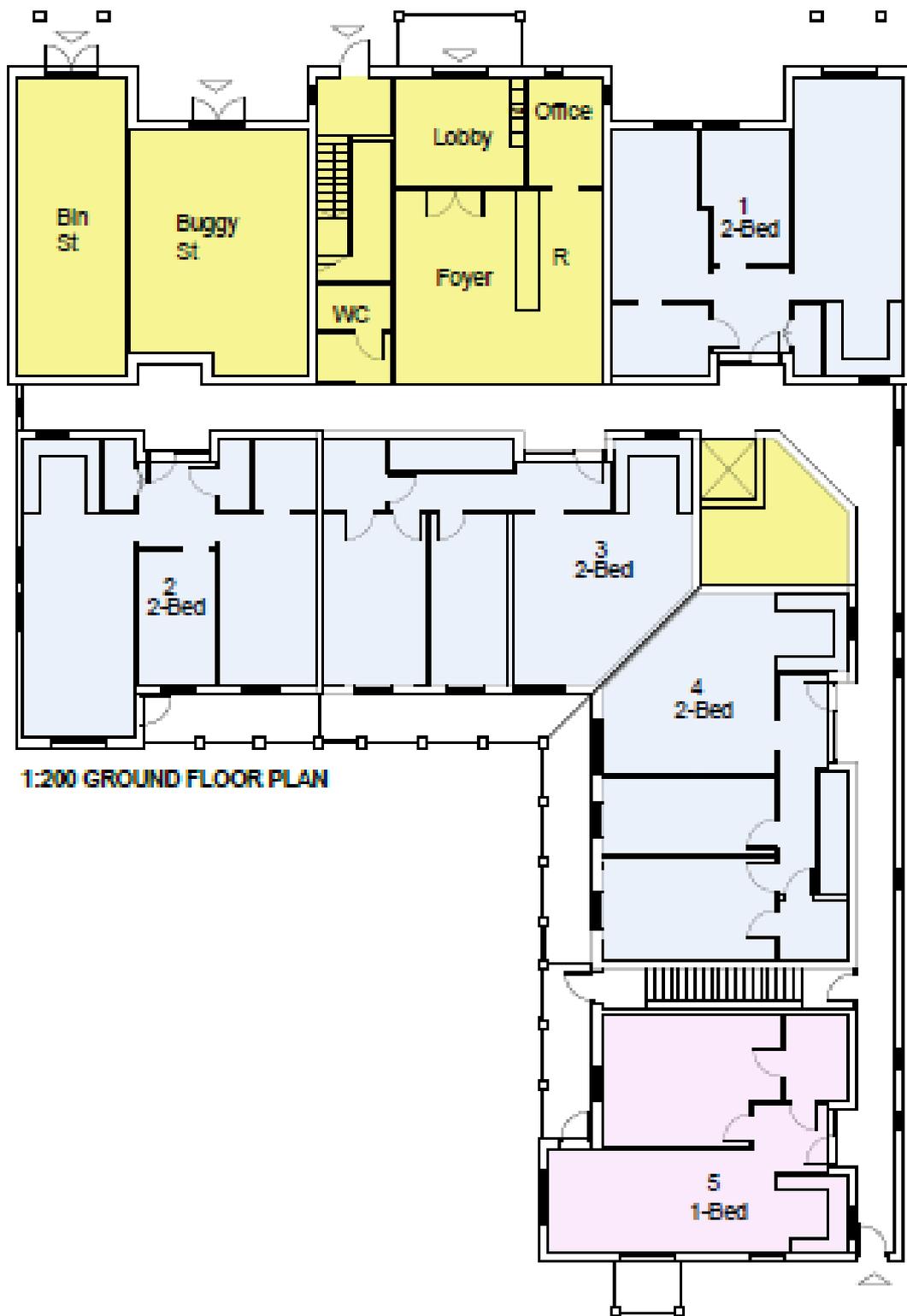
Drawing number: **enplan**  
 06-041-300 **C**

© 2020 ENPLAN LTD. ALL RIGHTS RESERVED

**APPENDIX 2: BLOCK A – FRONT VISUAL (n.b. this image is indicative as Appearance is a reserved matter)**

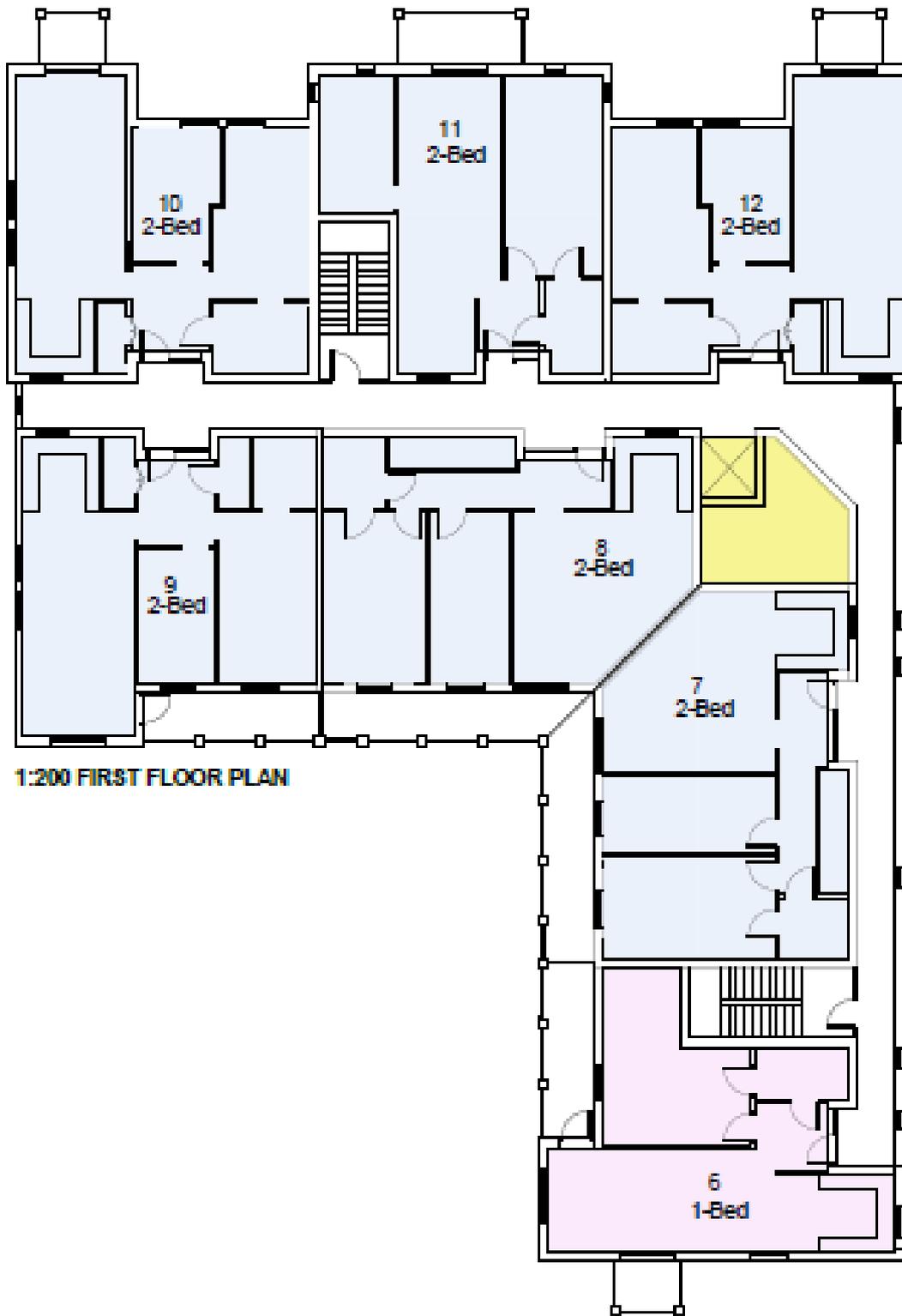


**APPENDIX 3: BLOCK A – GROUND FLOOR PLAN**



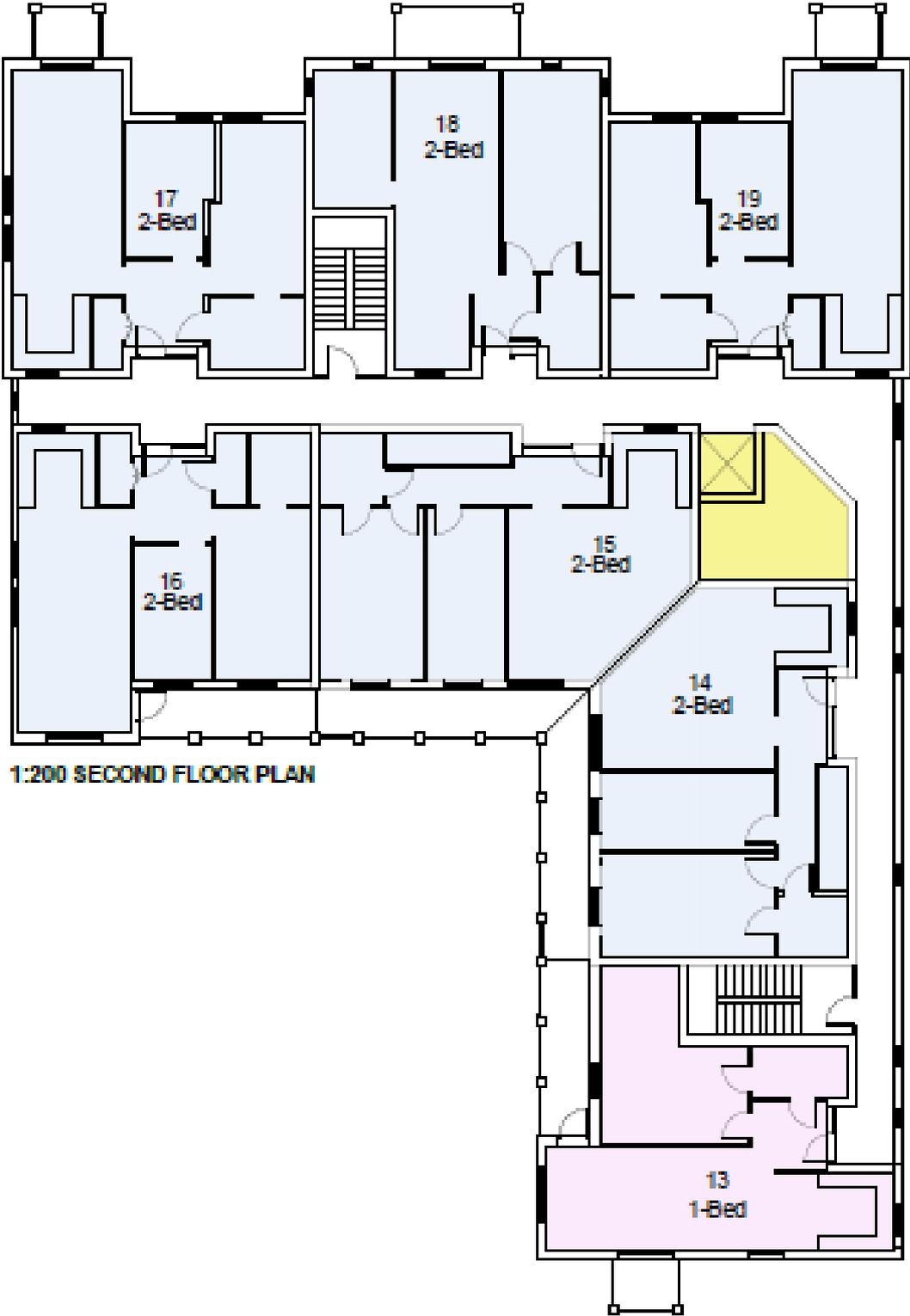
**1:200 GROUND FLOOR PLAN**

**APPENDIX 4: BLOCK A – FIRST FLOOR PLAN**



**1:200 FIRST FLOOR PLAN**

**APPENDIX 5: BLOCK A – SECOND FLOOR PLAN**



**1:200 SECOND FLOOR PLAN**

**APPENDIX 6: SITE PHOTOS**

i) Application site frontage view from Old Bath Road



ii) Sunrise Care Home viewed from 'The Lawns'



iii) 'The Lawns' (or Block A) looking south-west towards 'Redgrave'.



iv) Google Earth image of application site in context with neighbours.



## **SONNING PARISH COUNCIL COMMENTS**

Sonning Parish Council has carefully considered this application and strongly object for the following reasons.

### **IMPACT ON THE AREA**

The proposed site is situated in Sonning, which is a Limited Development Location, and in an area typified by low density, detached dwellings set in similar sized plots surrounded by mature trees and high hedges and screened from the main road. This is very much in keeping with the leafy, rural aspect of the parish of Sonning, Properties immediately surrounding the site are predominantly low, 2 storey, individually designed dwellings, which contribute to the rural character of the area. The proposed development is on the edge of the settlement and adjoins designated countryside. The low-density dwellings surrounding the site denotes the gradual reduction of development as it adjoins the countryside. Together with dense tree cover the area exhibits an edge of settlement character with properties well-spaced and set on spacious plots. The proposed development is the complete opposite due to its urban nature of height and density.

As a Limited Development Area Sonning has no local shops, no Doctors Surgery, and no Post Office. Residents therefor rely heavily on the use of the car to access these facilities which can be found in other areas such as Woodley or Twyford. More extensive facilities can be found in Reading. Currently Sonning has two pub hotels, and the one independent Indian Restaurant, mentioned in the application, closed earlier in the year. Sonning is not a transitional site as suggested in the application.

The site is not in a sustainable location and the introduction of so many dwellings in this area would result in greater use of the private car which would be contrary to policy CP6 of the Core Strategy.

The development of 57 new dwellings would have a substantial and significant detrimental impact on the character of the area and would not reflect the wider character. The dwellings would create additional built mass adjoining the countryside and would provide a permanent solid feature in the landscape. Additionally, there would be other impacts such as vehicle movement both in and out of the site, parking of vehicles and associated hard standing required.

The proposal is therefore contrary to policy CP3 as it would have a detrimental impact on the area.

The Parish Council question the need for such homes as it is understood that similar, 2 bedroom, flats in Twyford remain unsold some months after marketing. If they remain unsold could they be sold to a different age group.

### **IMPACT ON INFRASTRUCTURE**

The Transport Statement seeks to persuade that residents over 60, or is it 55, would no longer be working and bizarrely claim that there would be just 3 extra car movements from the development, at peak times, as opposed to the current projected number of vehicles movement from the recently approved development of 7 dwellings on the site. It is also stated that the average age on a mature development is around 80 years.

The Transport Statement refers to data on CrashMap in that it indicates that no accidents have been recorded in the latest available five year period between 1st January 2015 and

31st December 2019 on the A4 past the site, on Old Bath Road or at the junction of Old Bath Road with the A4 Bath Road. Whilst this is not contested the data ignores the onsite dangers to pedestrians and the speed of vehicles in the area, even as they approach the roundabout. The sheer volume of traffic is difficult to imagine and the Parish Council would suggest that the officer and or the applicant visit the site at peak times to experience it themselves.

Until recently the data for Thames Street (B478) probably indicated similar data to that on A4 Bath Road i.e. no recorded accidents. Unfortunately, that changed recently when a cyclist was killed on the B478. Data ignores the fact that a great deal of care and attention is required when crossing any road in Sonning due to the huge numbers of vehicles on its roads. This will be even more important if, as suggested, the residents of this proposed development, make use of the local transport, particularly as the average age would appear to be 80. It would be sheer folly to ask elderly residents to cross the A4 to access public transport and Bus services often cancelled without notice.

Even if using the cycle paths, Cyclists would need to cross several very busy roads such as Pound Lane South, (where 7,000 vehicles travel in both directions each day and speeds of up to 60 mph have been recorded) to reach the nearest shop and facilities. Doubtless, even with the best intentions, residents would resort to using their cars given the unreliability of public transport, where busses are often cancelled without notice.

If Parish Council are to believe that that the average age of residents will be 80 years, then it can also be assumed that these residents are more likely to rely heavily on Doctors services. The applicants themselves agree that the nearest Doctors surgeries are some distance away and would not be within acceptable walking distance for more fragile residents. Even if it is assumed that each flat will be occupied by two elderly people that will increase the pressure on existing surgeries by flooding the area with an additional 114 people, possibly more as 49 of the proposed flats are 2 bedroomed and only 8 are 1 bedroomed. The additional burden this will place on the limited Medical services in the area cannot be ignored.

#### LOSS OF PRIVACY AND ENVIRONMENTAL IMPACT

The proposal includes removal of mature hedges and a number of trees, which currently offer a great deal of screening to adjoining properties. Without the screening the uncharacteristic 3storey blocks will present a more urban aspect and the proposed balconies provide further opportunities for overlooking. This will be to the detriment of the privacy of adjoining residents, it will impact on their existing amenity and is likely to result in planning blight.

For the above reasons Sonning Parish Council urges refusal of this application.